



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: June 6, 2012

TO: Planning Commission

FROM: Ernie Duarte

Executive Secretary

SUBJECT: Land Use Code Simplification Project: Articles 4 (Zones) and 6 (Dimensional Standards and Measurements)

Issue – This item is a Public Hearing with the Planning Commission on Articles 4 (Zones) and 6 (Dimensional Standards and Measurements) of the proposed Unified Development Code (UDC). The UDC is a product of the Land Use Code Simplification Project and will replace the City's Land Use Code (LUC). Drafts of the articles, as well as disposition reports, are attached.

At the Study Session in April, the Planning Commission agreed with staff's recommendation to reconvene the Article 6 Committee to further refine the perimeter yard standards and to discuss possibly eliminating minor exceptions to the zone-based standards. The committee met on May 10th and agreed upon revisions to the R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, P, RV, and NC zones that simplify the perimeter yard standards by reducing the number of different formulas. The committee also agreed to eliminate several minor exceptions to the zone-based standards. The committee's recommendations have been incorporated into the latest draft of Article 6 (see the dimensional standard tables in Attachment D for details).

Recommendation – At the request of the Metropolitan Pima Alliance, the Southern Arizona Home Builders Association, and the Arizona Builders Alliance, staff recommends keeping the public hearing open on this item until July to allow stakeholders additional time to review and comment on the proposed documents (see Attachment A for request).

Background

Land Use Code Simplification Project (Project). The purpose of the Project is to simplify the LUC, Development Standards, and Chapter 23A. The new documents emerging from the project are the Unified Development Code (UDC), and the Administrative and Technical Standards Manuals. A draft of each document has been completed. A more detailed summary of the project is provided below.

To date, the Planning Commission has discussed each document at least one time.

The Project's goals resulting from the 2008 diagnostic report are the following:

- Consolidate procedures;
- Clarify vagueness;
- Emphasize simplicity;
- Reduce need for cross-referencing (i.e. reduce page flipping) and redundancy;
- Use a simplified numbering system;
- Eliminate the development designator system with simpler dimensions by zone;
- Provide a transition from LUC to UDC; and,
- Acknowledge that other items may require revision during the project.

Key Documents Summary. The following summarizes the three key documents:

1. *Unified Development Code (UDC).* The UDC establishes the comprehensive zoning and subdivision regulations and their review and approval procedures.
2. *Administrative Manual.* The Administrative Manual includes application submittal requirements, development review fees, and the City Development Review Committee procedure. The main source of the Administrative Manual is the City's Development Standards. The Planning Commission reviewed draft Administrative Manual in December 2011. No significant issues were raised.
3. *Technical Manual.* The Technical Manual includes engineering-related site standards such as solid waste collection, street design, and detention/retention standards and Historic Preservation Zone design standards. Other design standards may be included in the document in the future.
4. *Summary.* The UDC, Administrative and Technical Manuals will replace the Land Use Code, Development Standards, and Chapter 23A. However, part of the transition from LUC to UDC includes a time period where a property owner may choose to use the LUC and its supplements. This strategy is meant to reduce Proposition 207 challenges.

Article 4: Zones (Attachment B)

Summary – Article 4:

- Provides purpose statements for each base zone;
- Identifies in a table format the permitted uses and special exception land uses for each zone;
- Establishes use specific standards for certain uses; and,
- Establishes standards for accessory and temporary land uses.

Proposed Significant Changes to the Current Code:

1. The permitted uses, special exception land uses, and use-specific standards have been reorganized into a table format; and,
2. The permitted use table has been expanded to include subtypes, which are currently not easily identifiable in the LUC.

Significant Changes Made to the May 2012 Draft: The Family Dwelling uses throughout the zones have been expanded to identify when the following subtypes of the Family Dwelling Use are permitted: duplex; manufactured housing; multifamily development; single family, attached; and single family, detached.

Issues With Article 4 Requiring Further Consideration. To the best of staff's knowledge, there are no issues with Article 4.

Article 6: Dimensional Standards and Measurements (Attachment C)

Summary: Article 6 provides the general dimensional standards, such as setbacks, height, and lot coverage, per zone in a table format. This article also establishes the rules of measurement for building height, lot coverage, and setbacks.

Proposed Significant Changes to the Current Code:

1. Article 6 proposes applying dimensional standards on a per zone basis rather than the LUC's Development Designator system which applies dimensional standards to uses. The proposed dimensional standards reflect as close to a direct translation of the current Development Designator system into a zone-based dimensional standard approach as possible. The dimension by zone approach is a conventional method used by most jurisdictions;
2. Dimensional standards that significantly differ from the proposed zone-based standard were identified and incorporated into the UDC as exceptions to the zone-based standards; and,
3. The floor-to-area ratio (FAR) standard is proposed for deletion. Based upon staff observation, the current FAR standard has become superfluous because it rarely, if ever, actually restricts development and other standards, such as building height, setbacks, and parking requirements, essentially regulate FAR.

Revisions Made to the May 2012 Draft:

1. Consistent with the Article 6 Committee's recommendation, the perimeter yard standards for the R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, P, RV, and NC zones have been simplified by reducing the number of different formulas.

2. Based on staff's recommendation and concurrence by the Article 6 Committee, several minor exceptions to the zone-based standards have been eliminated. In these instances, the applicable zone-based standard will apply.

Issues With Article 6 Requiring Further Consideration – To the best of staff's knowledge, the recent revisions to Article 6 have resolved all of the issues.

Planning Commission and Stakeholder Involvement and Feedback

Staff has sought input and feedback on this project from the Planning Commission, LUC Committee, an ad hoc group of neighborhood representatives, and recently, the Metropolitan Pima Alliance. See Attachment F for an accounting of the meetings with the various stakeholder groups.

Articles 4 & 6 have been discussed with the following groups:

- Planning Commission – study session on December 7, 2011, January 18, 2012, and March 7, 2012;
- Land Use Code Committee – October 20, November 17, and December 15, 2011 (the LUC Committee's issues are incorporated into the issues sections above); and,
- Neighborhood Representative Group – December 8, 2011 (the Neighborhood Infill Coalition's recommendations on Article 6 have been incorporated into the latest draft)

Attachments:

Attachment A – Request from the MPA, SAHBA, and ABA for additional time to review and comment on the UDC

Attachment B – Article 4: Zones (June 2012 Draft)

Attachment C – Article 6: Dimensional Standards and Measurements (June 2012 Draft)

ATTACHMENT A

From: Jim Mazzocco
To: Duarte, Ernie; Smith, Adam
Date: 05/29/2012 2:00 PM
Subject: Fwd: Request for Additional Time

>>> Amber Smith <ambersmith711@gmail.com> 05/29/2012 11:19 AM >>>
Jim- Per our conversations in our stakeholder meetings, on behalf of MPA, SAHBA and ABA, we request an extension of time for the Land Use Code to not be approved by Council prior to September. In creating a structured timeframe, we believe this time will be adequate to continue addressing any potential concerns that we have. As several organizations, we represent hundreds of companies that will be impacted by this extremely important code. Presently, our members with the appropriate expertise are reviewing the draft sections. Since the new document is entirely new from the former document, it takes a much greater amount of time to compare the former draft to the new draft. Additionally, the individuals reviewing the document are all volunteers with full-time professional jobs so this time extension will allow a more in depth review process. Since the individuals reviewing the document will be the same individuals that will be designing and constructing based off the new Code, we believe this additional time will help to mitigate some unintended consequences. We agree that the January 1, 2013 date is still an appropriate time to launch the new Code and this request will not hinder that implementation.

Thank you for your consideration.

--

Amber Smith, MPA

Executive Director

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**CITY OF TUCSON
UNIFIED DEVELOPMENT CODE**

PRELIMINARY FINAL PUBLIC DRAFT – JUNE 2012

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ARTICLE 4: ZONES

4.1. PURPOSE

The Zones described in this article are established to regulate and separate the locations of land uses as appropriate.

4.2. ESTABLISHMENT OF BOUNDARIES

The boundaries of each zone are determined and defined in accordance with the provisions of the Unified Development Code (UDC).

4.3. CATEGORIES OF LAND USES

There are four categories of land uses: permitted, special exception, accessory, and temporary.

4.3.1. PERMITTED LAND USE

- A. For the purposes of this Article, a permitted land use refers to a principal use that is permitted within a particular zone subject to compliance with all applicable use-specific standards and other regulations as described below and typically does not require legislative action for approval. A principal use is the main use to which the premises is devoted and the primary purpose for which the premises exist.¹
- B. The principal permitted land uses within each zone are identified in Tables 4.8-1 through 4.8-6.
- C. Principal permitted land uses are subject to the following when applicable:
 1. UDC regulations and standards, including, but not limited to, the zone's exceptions and general restrictions provided in Section 4.7, the use specific standards provided in Tables 4.8-1 through 4.8-6, Article 5: Overlay Zones, Article 6: Dimensional Standards and Measurements, and Article 7: Development Standards;
 2. Application submittal requirements and fees provided in the Administrative Manual; and,
 3. Standards provided in the Technical Standards Manual.

4.3.2. SPECIAL EXCEPTION LAND USES

- A. Special exception land uses are typically principal uses which are not allowed by right within a zone but are permitted if approved through a particular review procedure. In several instances as identified in the permitted use tables (Tables 4.8-1 through 4.8-6), certain accessory uses require approval through one of the special exception review procedures.
- B. The special exception land uses permitted within each zone and their applicable review procedure are identified in Tables 4.8-1 through 4.8-6.

¹ The description of a principal land use is proposed new text and is intended to distinguish it from the special exception and accessory land uses.

- C. Special exception land uses are subject to the following when applicable:
 - 1. UDC regulations and standards, including, but not limited to, the zone's exceptions and general restrictions provided in Section 4.7, the use specific standards provided in Tables 4.8-1 through 4.8-6, Article 5: Overlay Zones, Article 6: Dimensional Standards and Measurements, and Article 7: Development Standards;
 - 2. Conditions that may be imposed as part of the use's approval;
 - 3. Requirements provided in the Administrative Manual; and,
 - 4. Standards provided in the Technical Standards Manual.

4.3.3. ACCESSORY LAND USES

- A. Accessory land uses are those uses and structures associated with, and incidental to, a principal land use and may be necessary for the operation of the principal land use. Examples of accessory uses include: residences with guest houses, restaurants with bars, and churches with a columbarium.
- B. The permitted accessory land uses with use-specific standards are identified in Tables 4.8-1 through 4.8-6. Accessory land uses other than those provided in the tables may be permitted in accordance with Section 6.7.
- C. Accessory uses are subject to the following when applicable:
 - 1. UDC regulations and standards, including, but not limited to:
 - a. The accessory land use and building regulations provided in Section 6.7; and,
 - b. The use specific standards provided in Tables 4.8-1 through 4.8-6.
 - 2. Application submittal requirements and fees provided in the Administrative Manual; and,
 - 3. Standards provided in the Technical Standards Manual.

4.3.4. TEMPORARY LAND USE

Temporary land uses are those land uses and structures that are needed or are in place for only short periods of time. The regulations governing temporary land uses are provided in Section 4.11.

4.4. ORGANIZATION OF LAND USES

4.4.1. GENERAL

- A. The land uses are organized into three categories from general to specific: Land Use Group, Land Use Class, and Land Use Type.
- B. Land uses listed within a specific Land Use Group, Class, or Type are not listed in any other Land Use Group, Class, or Type.

4.4.2. LAND USE GROUP

A Land Use Group identifies the primary activity for a group of more specific land uses (i.e. Land Use Classes). The Land Use Groups are:

- A. Agricultural;
- B. Civic;
- C. Commercial;
- D. Industrial;
- E. Recreation;
- F. Residential;
- G. Restricted Adult Activities;
- H. Retail Trade;
- I. Storage; and,
- J. Utilities.

4.4.3. LAND USE CLASS

Each Land Use Group is further divided into more specific listings based on their similarity of functional characteristics, such as Food and Beverage Sales or Vehicle Rental and Sales. These specific uses are referred to as Land Use Classes.

4.4.4. LAND USE TYPE

In some cases, a Land Use Class may be further divided into more specific land uses called Land Use Types.² For example, the Land Use Class, Educational Use, includes several Land Use Types, including Elementary and Secondary, Instructional School, and Postsecondary Institution.

² "Subclasses" are proposed to be renamed to "land use types."

4.5. MORE RESTRICTIVE ZONING

Within the UDC, reference is made to "more restrictive zoning" in applying development standards. For the purpose of application, this phrase shall apply in the following order, which lists the zones from the most restrictive (OS) to the least restrictive (I-2). The Planned Area Development (PAD) and Planned Community District (PCD) zones provide for the establishment of zoning districts with distinct regulations as adopted by the Mayor and Council and, therefore, are exempt from the "more restrictive zoning" hierarchy.

- "OS" Open Space Zone
- "IR" Institutional Reserve Zone
- "RH" Rural Homestead Zone
- "SR" Suburban Ranch Zone
- "SH" Suburban Homestead Zone
- "RX-1" Residence Zone
- "RX-2" Residence Zone
- "R-1" Residence Zone
- "R-2" Residence Zone
- "MH-1" Mobile Home Zone
- "MH-2" Mobile Home Zone
- "R-3" Residence Zone
- "O-1" Office Zone
- "O-2" Office Zone
- "O-3" Office Zone
- "P" Parking Zone
- "RV" Recreational Vehicle Zone
- "NC" Neighborhood Commercial Zone
- "RVC" Rural Village Center Zone
- "C-1" Commercial Zone
- "C-2" Commercial Zone
- "C-3" Commercial Zone
- "MU" Mixed Use Zone
- "OCR-1" Office/Commercial/Residential Zone
- "OCR-2" Office/Commercial/Residential Zone
- "P-I" Park Industrial Zone
- "I-1" Light Industrial Zone
- "I-2" Heavy Industrial Zone

4.6. ZONING OF LAND ANNEXED INTO THE CITY³

The applicable zoning standards on land annexed into the city, unless otherwise stipulated in the annexation ordinance, shall continue to be the county zoning standards applicable to the property prior to annexation until such time they are replaced by city standards. City zoning standards shall be placed on annexed land within six months of the date of annexation. Zoning standards, zones, overlay zones, and City Zoning Maps are extended to the annexed land through a Mayor and Council Special Exception Procedure, Section 3.xxx.

4.7. ZONES – PURPOSE⁴

The zones provided in the Section are established in the city. The following are the purpose statements of each zone:

4.7.1. OPEN SPACE ZONE (OS)⁵

The purpose of the Open Space (OS) zone is to designate both public and private open space resources in order to:

- A. Preserve significant natural resources and open spaces, such as areas of undisturbed native vegetation, major rock outcrops, major ridges and peaks, riparian habitats, and valuable vegetated wash segments.
- B. Promote restoration of open space to provide visual, recreational, and habitat amenities.
- C. Preserve vestiges of the natural desert landscape and provide opportunities for hiking, horseback riding, bicycling, and more passive recreation in a natural setting.
- D. Contribute to the preservation of wildlife habitat, especially interconnected areas that foster the free movement of wildlife within the city.
- E. Promote a continued economic benefit to the region by protecting open space areas for the visual and recreational enjoyment of residents and visitors alike.
- F. Provide a mechanism for recognizing and protecting public and private lands that have been designated for preservation by the property owner.

4.7.2. INSTITUTIONAL RESERVE (IR)

The purpose of this zone is to identify lands in federal, state, city, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, the following standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

³ Text from LUC Section 1.2.9.

⁴ The zones' general restrictions and exceptions previously included in this section have been incorporated into the use-specific standards because: 1) if kept in this section, there is a greater likelihood they will be overlooked; and, 2) it more clearly identifies where the applicable regulations are located.

⁵ Text from LUC Section 2.9.1.1.

4.7.3. RURAL HOMESTEAD ZONE (RH)

This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

4.7.4. SUBURBAN RANCH ZONE (SR) ⁶

This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

4.7.5. SUBURBAN HOMESTEAD ZONE (SH) ⁷

This zone provides for low density, large lot, single-family, residential development and suburban ranch uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

4.7.6. RESIDENCE ZONE (RX-1) ⁸

This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

4.7.7. RESIDENCE ZONE (RX-2) ⁹

This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

4.7.8. RESIDENCE ZONE (R-1) ¹⁰

This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

4.7.9. RESIDENCE ZONE (R-2) ¹¹

This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

⁶ Text from LUC Section 2.2.4.1.

⁷ Text from LUC Section 2.2.6.1.

⁸ Text from LUC Section 2.3.2.1.

⁹ Text from LUC Section 2.3.3.1.

¹⁰ Text from LUC Section 2.3.4.1.

¹¹ Text from LUC Section 2.3.5.1.

4.7.10. MOBILE HOME ZONE (MH-1) ¹²

This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses shall also be permitted to provide for an urban residential environment.

4.7.11. MOBILE HOME ZONE (MH-2) ¹³

This zone provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, Recreation, and religious uses shall also be permitted to provide for an urban residential environment.

4.7.12. RESIDENCE ZONE (R-3) ¹⁴

This zone provides for high density, residential development and compatible uses.

4.7.13. OFFICE ZONE (O-1) ¹⁵

This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone.

4.7.14. OFFICE ZONE (O-2) ¹⁶

This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

4.7.15. OFFICE ZONE (O-3) ¹⁷

This zone provides for mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.

4.7.16. PARKING ZONE (P) ¹⁸

This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

¹² Text from LUC Section 2.3.7.1.

¹³ Text from LUC Section 2.3.8.1.

¹⁴ Text from LUC Section 2.3.6.1.

¹⁵ Text from LUC Section 2.4.1.1.

¹⁶ Text from LUC Section 2.4.2.1.

¹⁷ Text from LUC Section 2.4.3.1.

¹⁸ Text from LUC Section 2.5.6.1.

4.7.17. RECREATIONAL VEHICLE ZONE (RV)¹⁹

The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.

4.7.18. NEIGHBORHOOD COMMERCIAL ZONE (NC)²⁰

This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses shall be permitted.

4.7.19. RURAL VILLAGE CENTER ZONE (RVC)²¹

The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved site plan and located in accordance with adopted neighborhood, community, or area plans. The standards are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

4.7.20. COMMERCIAL ZONE (C-1)

This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

4.7.21. COMMERCIAL ZONE (C-2)

This zone provides for general commercial uses that serve the community and region. Residential and other related uses shall also be permitted.

4.7.22. COMMERCIAL ZONE (C-3) ²²

This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses shall also be permitted.

4.7.23. MIXED USE ZONE (MU)

This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

4.7.24. PLANNED AREA DEVELOPMENT (PAD)

The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.6.

¹⁹ Text from LUC Section 2.5.7.1.

²⁰ Text from LUC Section 2.5.2.1.

²¹ Text from LUC Section 2.5.1.1.

²² Text from LUC Section 2.5.5.1.

4.7.25. PLANNED COMMUNITY DEVELOPMENT (PCD)

The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.7.

4.7.26. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-1) ²³

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2) ²⁴

The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

4.7.28. PARK INDUSTRIAL ZONE (P-1) ²⁵

This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

4.7.29. LIGHT INDUSTRIAL ZONE (I-1) ²⁶

This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones.

4.7.30. HEAVY INDUSTRIAL ZONE (I-2) ²⁷

This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.

²³ Text from LUC Section 2.6.1.1.

²⁴ Text from LUC Section 2.6.2.1.

²⁵ Text from LUC Section 2.7.1.1.

²⁶ Text from LUC Section 2.7.2.1.

²⁷ Text from LUC Section 2.7.3.1.

4.8. USE TABLES

4.8.1. GENERAL

The following use tables, Tables 4.8-1 through 4.8-6, establish the permitted principal, special exception, and accessory uses for each zone in the City of Tucson. The use-specific standards that apply to uses in certain zones are included in the far right column of each table.

4.8.2. ORGANIZATION

A. Zone Groups

1. In several instances, the order in which the zones are provided in the permitted use tables do not relate to one particular zone's degree of restrictiveness in relation to other zones. For the official hierarchy of more- to less-restrictive zones, see Section 4.5.
2. For organizational and formatting purposes, the zones have been grouped as shown in the following table:

Table Number	Group	Zones Included					
4.8-1	Rural and Suburban Residential Zones	RH	SR	SH	RX-1	RX-2	
4.8-2	Urban Residential Zones	R-1	R-2	R-3	MH-1	MH-2	
4.8-3	Special Purpose Zones	IR	OS	P	RV		
4.8-4	Commercial Zones	NC	RVC	C-1	C-2	C-3	
4.8-5	Office and Mixed Use Zones	O-1	O-2	O-3	MU	OCR-1	OCR-2
4.8-6	Industrial Zones	P-I	I-1	I-2			

B. Hierarchy of Uses

The hierarchy in the use tables has Land Use Groups at the top, followed by Land Use Classes, then Land Use Types. See Section 4.4: Organization of Land Uses for a description of each land use category. See the Figure 4.8.2-1 following the written description below for an example of the use hierarchy.

1. **Land Use Groups**
Land Use Groups are shown in the permitted use tables as shaded rows with a label indicating the specific Land Use Group (e.g. Civic).
2. **Land Use Classes**
Land Use Classes are listed below their respective Land Use Group header and are left justified in the Land Use column.
3. **Land Use Types**
Land Use Types are listed below their associated Land Use Class in the Land Use column and are indented in from the Land Use Class label.

4. Accessory Land Use

A permitted accessory land use is listed either:

- Directly below its associated Land Use Class or Type and is labeled "[w]ith [insert use] as an accessory use"; or,
- At the end of the Land Use Group section when the accessory use is permitted with every permitted use within a particular Land Use Group.

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<p>P = Permitted Use S = Permitted as Special Exception Use</p> <p>[1] Mayor and Council Special Exception Procedure, Section 3.xxx</p> <p>[2] Zoning Examiner Special Exception Procedure, Section 3.xxx</p> <p>[3] Planning and Development Services Special Exception Procedure, Section 3.xxx</p>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Civic Land Use Group With Land Use Class/Type:	Land Use Group					
Educational	Land Use Class					
Elementary & Secondary		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.3.D
Elementary & Secondary, projects requesting exceptions to 4.9.3.D	S [2]		[2]	S [2]	S [2]	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	RH, SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3
Accessory Land Use						

Figure 4.8.2-1: Example of Hierarchy of Uses in the Permitted Use Tables

4.8.3 Permitted Uses: Rural and Suburban Residential Zones**4.8.3. PERMITTED USES: RURAL AND SUBURBAN RESIDENTIAL ZONES**

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
Animal Production:						
General, excludes Stockyard	P	P	P	P		RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.l SR: 4.9.2.A.1.a, 2.b, 3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.a, 2.a, 2.b, 3.a
Commercial Stables Only		P	P			SR: 4.9.2.A.1.b, 2.b & 4.c SH: 4.9.2.A.1.b, 2.c, & 4.c
Hog Ranch Only	S [1]					RH: 4.9.2.A.3.d and 4.9.13.l
Feedlot for Stockyard Only	S [1]					RH: 4.9.2.C.1 and 4.9.13.l
Stable or Riding School Only	P					RH: 4.9.2.A.1.b, 2.b, 4.b & 4.c and 4.9.13.l
Crop Production:						
General	P	P	P	P	P	RH: 4.9.2.B.1 and 4.9.13.l SR, SH, RX-1, RX-2: 4.9.2.B.1
With Food & Beverage Sales as an accessory use	P	P	P			RH: 4.9.9.A.2.a, 3-8 and 4.9.13.l SR, SH: 4.9.9.A.1, 2.c, 3, 4, 7
General Farming	P	P	P	P		4.9.2.B.1 and: RH: 4.9.2.A.1.a, 2.b, 3.b and 4.9.13.l SR: 4.9.2.A.1.a, 2.b, 3.a SH: 4.9.2.A.1.b, 2.b, 2.c, 3.b RX-1: 4.9.2.A.1.b, 2.a, 2.b, 3.a
Civic Land Use Group With Land Use Class/Type:						
Cemetery	S [1]		S [1]			RH: 4.9.3.A.3 and 4.9.13.l SH: 4.9.3.A.2
Correctional						
Supervision Facility		S [1]				SR: 4.9.3.B.1.b, 2.a, 3.a, 4.a, 8 & 9
Custodial Facility		S [1]				SR: 4.9.3.B.1.c, 2.a, 3.a, 4.b, 8 & 9
Supervision & Custodial Facility		S [1]				SR: 4.9.3.B.1.d, 2.c, 3.b, 4.b, 7, 8, & 9

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special/Exception Use (1) Mayor and Council Special Exception Procedure, Section 3.4.4 (2) Zoning Examiner Special Exception Procedure, Section 3.4.5 (3) Planning and Development Services Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Cultural:						
Nature reserve only	P					RH: 4.9.13.I
Other than nature reserve or wildlife refuge	S [1]					RH: 4.9.13.I and the use shall be setback at least 100 feet from any property line.
Educational						
Elementary & Secondary		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.3.D
Elementary & Secondary, projects requesting exceptions to 4.9.3.D	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.13.I
With Salvaging and Recycling as an accessory use to both P & S uses	P	P	P	P	P	RH, SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3
Religious:						
General	P	P	P	P	P	RH: 4.9.13.I and the use shall be setback at least 80 feet from any property line.
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging and Recycling as an accessory use	P	P	P	P	P	RH: 4.9.5.G.1 & 3 SR, SH, RX-1, RX-2: 4.9.5.G.1 & 3
Commercial Services Land Use Group With Land Use Class/Type:						
Administrative and Professional Office	S [1]					RH: 4.9.13.I and the maximum floor area is 2,000 square feet.
Alcoholic Beverage Service	S [1]					RH: 4.9.13.I and the maximum floor area is 2,000 square feet.
Animal Service:						
Commercial Kennel Only	S [1]					RH: 4.9.13.I and the use shall be setback 100 feet from any property line. RH: 4.9.13.I, no outdoor activity is permitted, and buildings, shelters, animal runs, and fenced areas must be setback at least 100 feet from any property line abutting residentially zoned property.
Veterinary Hospital Only	P					
Automotive Service Repair, excluding bodywork & paint-booths	S [1]					RH: 4.9.4.F.1, 6, 4.9.13.I, and the use must have access from a paved public street on MS&R

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Commercial Recreation	S [1]					RH: 4.9.13.I, the minimum setback is 100 feet, and the use must have access from a paved public street on MS&R
Communications: Wireless Communication	P	P	P	P	P	RH: 4.9.4.I.2, 3, & 4.a or 4.b and 4.9.13.I SR, RX-1, RX-2: 4.9.4.I.2, 3, & 4.a or 4.b
Wireless Communication	S [see use specific standard s]		S [see use specific standard s]	S [see use specific standard s]	S [see use specific standards]	RH: 4.9.13.I and one of the following groups: 4.9.4.I.2, 3 & 5.b or 4.9.4.I.2, 3 & 6.a or 4.9.4.I.2, 3 & 7 SH, RX-1, RX-2: 4.9.4.I.2, 3 & 5.b or 4.9.4.I.2, 3 & 6.a or 4.9.4.I.2, 3 & 7
Radio or Television Station Only	S[1]		S[1]			RH: 4.9.4.I.1 and 4.9.13.A.2 & I SH: 4.9.4.I.1
Day Care, Adult, Maximum 10 Persons	P	P	P	P	P	RH: 4.9.13.I and the following All: If operated in conjunction with an Adult Care Service, the number of clients together with the number of residents cannot exceed the total allowed for the Adult Care Service.
Day Care Child: Maximum of 30 Children	P	P	P	P	P	RH: 4.9.4.H.1-5, 4.9.13.I, and there must be a minimum site area of 6.6 acres SR: 4.9.4.H.1-5 and there must be a minimum site area of 6.6 acres SH & RX1: 4.9.4.H.1-5 and there must be a minimum site area of 72,000 sf RX-2: 4.9.4.H.1-5 and there must be a minimum site area of 32,000 sf
Unlimited # of Children	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.13.I and one of the following groups: 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1, .2, .8, & .9 SR, SH, RX-1, RX-2: 4.9.4.H.1-5, 7.f. & 8 or 4.9.4.H.1, .2, .8, & .9
Child Care with Extended Hours (before 6:00 am or after 7:00 pm)	S [2]	S[2]	S[2]	S[2]	S[2]	RH: 4.9.4.H.1-2 & H.9 and 4.9.13.I SR, SH: 4.9.4.H.1-2 & H.9 RX-1, RX-2: 4.9.4.H. 1-2, H.8-9

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<p><i>P = Permitted Use S = Permitted as Special Exception Use</i></p> <p><i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i></p> <p><i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i></p> <p><i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i></p>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Entertainment: fairground, carnival, racetrack for the racing of animals	S [1]					RH: 4.9.4.K.5 and 4.9.13.I
Financial Service, excluding non-chartered financial institutions	S [1]					RH: 4.9.13.I, the use must be setback at least 100 feet from any property line, and must have access from a paved public street on the Major Streets and Route Plan.
Funeral Service, Crematorium Only	S [1]		S [1]			RH: 4.9.13.I and the use shall be setback a minimum of 500 feet from any residentially zoned property. SH: Shall be setback a minimum of 200' from any property line
Medical Service - Outpatient	P					RH: 4.9.4.O.2; 4.9.4.P.2.b, .3, &.4, 4.9.13.I, and must have access from a paved public street on the Major Streets and Route Plan.
Personal Service	S [1]					RH: 4.9.13.I and the maximum floor area is 2,000 square feet.
Trade Service and Repair, Minor	S [1]					RH: 4.9.13.I
Transportation Service:						
Airport Facilities	S [1]					RH: 4.9.4.Y.1 & 2 and 4.9.13.I
General Aviation Airstrip	S [1]					RH: 4.9.4.Y.1 – 4 and 4.9.13.I
Traveler's Accommodation, Lodging	S [1]	P	P	P		SR, SH, RX-1: Minimum 50' side and rear yard setbacks Minimum lot size 10 Acres
The following are permitted accessory uses to Traveler's Accommodation, Lodging:	P					RH: 4.9.4.BB.1, .2, .3, .4, .5, .6.b, 7, and 4.9.13.I and the following:
▪ Alcoholic Beverage Service;						▪ For Alcoholic Beverage Service, 4.9.4.C.3
▪ Civic Assembly;						▪ For Food Service, 4.9.4.M.3
▪ Food Service; or,						
▪ Recreation						
The following are permitted accessory uses to Traveler's Accommodation, Lodging:		P	P	P		SR, SH, RX-1: 4.9.4.BB.1, .2, .3, .4, .5, .6.a, .6.c, 7 and the following:
▪ Administrative and Professional Office;						▪ For Alcoholic Beverage Service, 4.9.4.C.3
▪ Alcoholic Beverage Service;						▪ For Food Service, 4.9.4.M.3;
▪ Food Service;						
▪ General Merchandise Sales;						
▪ Personal Service; or						
▪ Recreation						

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
P = Permitted Use S = Permitted as Special Exception Use (1) Mayor and Council Special Exception Procedure, Section 3.4.4 (2) Zoning Examiner Special Exception Procedure, Section 3.4.3 (3) Planning and Development Services Special Exception Procedure, Section 3.4.2						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Industrial Land Use Group With Land Use Class/Type:						
Extraction	S [1]					RH: 4.9.5.B and 4.9.13.I
Motion Picture Industry			S [1]			SH: 4.9.5.D and 4.9.13.C & .I
Perishable Goods Manufacturing	S [1]					RH: 4.9.5.E.2 & .3 and 4.9.13.I
Primary Manufacturing: Asphalt, Cement Plants	S [1]					RH: 4.9.5.B and 4.9.13.I
Recreation Land Use Group With Land Use Class/Type:						
Golf Course		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.6.A.1.a-f, h, & i
The following are permitted accessory uses to a Golf Course use: <ul style="list-style-type: none"> Alcoholic Beverage Service; Food Service; General Merchandise Sales; or, Personal Services 		P	P	P	P	SR, SH, RX-1, RX-2: <ul style="list-style-type: none"> For an Alcoholic Beverage Service use, 4.9.4.C.3 For a Food Service use, 4.9.4.M.3
Parks and Recreation		P	P	P	P	SR, SH, RX-1, RX-2: 4.9.13.B and C
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling Duplex			P			
Manufactured Housing	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9 SR, RX-2: 4.9.7.B.6
Single Family, Detached	P	P	P	P	P	RH: 4.9.13.I RX-1: 4.9.7.B.6, .8, & .9
Family Dwelling with Home Occupation as an accessory use	P	P	P	P	P	All: 4.9.7.D
Flexible Lot Development		P	P	P	P	All: 8.7.3
Mobile Home Dwelling	P		P			RH: 4.9.13.I
With Home Occupation as an accessory use	P		P			RH, SH: 4.9.7.D
Residential Care Services, Adult Care or Physical Behavioral Health Services: Maximum 10 Residents	P	P	P	P	P	RH: 4.9.7.J.3.a, & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.a, & 4

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>(1) Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>(2) Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>(3) Planning and Development Services Special Exception Procedure, Section 3.4.2</i>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Maximum 15 Residents	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.7.J.3.b. & 4 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.7.J.2.a, 3.b, & 4
Unlimited Residents	S [2]	S [2]	S [2]	S [2]	S [2]	RH: 4.9.7.J.3.d, 4 & 7 (except no minimum lot size) and 4.9.13.I SR: 4.9.7.J.2.a, 3.d, 4 & 7 (except 144,000 sf minimum lot size.) SH, RX-1, RX-2: 4.9.7.J.2.a, 3.d, 4, & 7 and minimum 3 acre lot size
Retail Trade Land Use Group With Land Use Class/Type:						
Artists/Artisans Workshop/Studio	S [2]					RH: 4.9.13.I and the maximum floor area is 2,000 square feet.
Feed store	S [1]					RH: 4.9.13.I and the use must have access from a paved public street on the Major Streets and Route Plan
Food and Beverage Sales	S [1]					RH: 4.9.13.I and the maximum floor area is 4,000 square feet
Fuel dispensing	S [1]					RH: 4.9.13.I and the use must have access from a paved public street on the Major Streets and Route Plan
General Merchandise Sales	S [1]					
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted land use	P	P	P	P	P	RH: 4.9.10.B.1 & .2.a. and 4.9.13.I

Utilities Land Use Group With Land Use Class/Type:						
Distribution System, General		S [2]	S [2]	S [2]	S [2]	SR, SH, RX-1, RX-2: 4.9.11.A. 1, .2, .5, .8, .9, .11
Limited to Power Substation (Input Voltage of 115 Kilovolts or Greater)	S [2]					RH: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.I
Limited to Telephone, Telegraph, or Power Substations (Input Voltage < 115 Kilovolts)	S [2]					RH: 4.9.11.A.2 & .8 and 4.9.13.I

4.8.3 Permitted Uses: Rural and Suburban Residential Zones

TABLE 4.8-1: PERMITTED USES – RURAL AND SUBURBAN RESIDENTIAL ZONES						
<i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>						
LAND USE	RH	SR	SH	RX-1	RX-2	USE SPECIFIC STANDARDS
Limited to Water Pumping and Storage Facilities Serving Two or More Properties as Public, Private, or Community Utility	S [2]					RH: 4.9.11.A.4 and 4.9.13.I
Renewable Energy Generation	S [2]	S [2]	S[2]	S[2]	S [2]	RH: 4.9.11.B.2, .3, .4, & .5 and 4.9.13.I SR, SH, RX-1, RX-2: 4.9.11.B.2, .3, .4, .5

4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES**TABLE 4.8-2: PERMITTED USES-- URBAN RESIDENTIAL ZONES**

P = Permitted Use S = Permitted as Special Exception Use

(1) Mayor and Council Special Exception Procedure, Section 3.4.4

(2) Zoning Examiner Special Exception Procedure, Section 3.4.3

(3) Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:						
Crop Production	P	P	P	P	P	All zones: Any greenhouse heating plant or cooling fan shall be setback a minimum of 200' from any property line.
Civic Land Use Group With Land Use Class/Type:						
Cemetery		P	P			R-2, R-3: Use shall be adjacent to or an extension of an existing cemetery.
Cultural Use	S [1]	S [1]	S [1]			R-1, R-2, R-3: 20,000 sf minimum lot size and 4.9.3.C.2 - .8
With the following as accessory uses:						
Food Service	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.M.1 & .3
Alcoholic Beverage Sales	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.C.3 and 4.9.4.V.4 & .8
Entertainment	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.4.K.6
General Merchandise Sales	S [1]	S [1]	S [1]			R-1, R-2, R-3: 4.9.9.B.1 & .2
Educational Use:						
Elementary & Secondary	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.3.D.1-7 & 20,000 sf minimum lot size
Elementary & Secondary	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 20,000 sf minimum lot size
With Salvaging & Recycling as an accessory use to both P & S uses	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.5.G.1 & 3
Religious Use	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 20,000 sf minimum lot size
With Columbarium as an accessory use	P	P	P	P	P	
With Salvaging & Recycling as an accessory use	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.5.G. 1 & 3

TABLE 4.8-2: PERMITTED USES— URBAN RESIDENTIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Commercial Services Land Use Group						
Communications:						
Wireless Communication	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 4.9.4.I.2, 3, & 4.a or 4.b R-3: 4.9.4.I.2, .3, .4.a or .4.b, & .8
Wireless Communication	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	S [see use specific standard s]	R-1, R-2, R-3, MH-1, MH-2: 4.9.4.I.2, .3 & .5.b or 4.9.4.I.2, .3 & .6.a or 4.9.4.I.2, .3 & .7
Day Care:						
Adult	P	P	P	P		R-1, R-2, MH-1: 4.9.4.B.1 R-3: 4.9.4.B.2
Child, Maximum 30 Children	P	P				R-1, R-2: 14,000 sf minimum lot size and 4.9.4.H.1-5, 6, & 7.d.
Child, Unlimited number of children			P			R-3: 10,000 sf minimum lot size and 4.9.4.H.1-5, 6.C & 7.e
Medical Services, Blood Donor Center prohibited		S [2]	S [2]			R-2: 1.5 acre minimum lot size & 4.9.4.P.1, 2.a, 3, & 4 R-3: 4.9.4.P.1, 2.a, 3, & 4
Recreation Land Use Group With Land Use Class/Type:						
Parks and Recreation	P	P	P	P	P	R-1, R-2, MH-1, MH-2: 20,000 sf minimum lot size and 4.9.13.B & C R-3: 4.9.13.B and C
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling Duplex		P	P	P		
Manufactured Housing	P	P	P	P	P	R-1: 4.9.7.B.5 - 9 R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Multifamily Development		P	P	P		R-2: 4.9.7.B.6, .9, & .10 R-3: 4.9.7.B.6
Single Family, Detached	P	P	P	P	P	R-1: 4.9.7.B.5 - 9 R-2: 4.9.7.B.6, .9, & .10
Family Dwelling with Home Occupation as an accessory use	P	P	P	P	P	R-1: 4.9.7.D
Flexible Lot Development	P	P	P	P	P	All: 8.7.3
Group Dwelling			P			R-3: 4.9.7.B.6

4.8.4 Permitted Uses: Urban Residential Zones

TABLE 4.8-2: PERMITTED USES— URBAN RESIDENTIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Mobile Home Dwelling				P	P	
With Home Occupation as an accessory use				P	P	MH-1, MH-2: 4.9.7.D
Mobile Home Park:				P	P	
Accessory Use in Mobile Home Parks with 100 spaces or more with Accessory Use					P	MH-2: 4.9.7.I
With Travelers' Accommodation, Campsite as an accessory use				P	P	MH-1, MH-2: 4.9.4.Z
Mobile Home Dwelling – Flexible Lot Development						MH-1, MH-2: 8.7.3
Residential Care Services, Adult Care or Physical and Behavioral Health Services:						
Maximum 10 Residents	P	P	P	P	P	R-1, R-2: 4.9.7.J. 2.a, 3.a, 4 R-3, MH-1, MH-2: 4.9.7.J. 3.a, .4
Unlimited # Residents		P	P			R-2: 4.9.7.J.2.a, .3.d, .4, .7 R-3: 4.9.7.J.2.b, 3.d, .4, .8* (*no minimum lot size)
Maximum 15 Residents	S [2]	S [2]		S[2]		R-1, R-2: 4.9.7.J.2.a, .3.b, .4 MH-1: 4.9.7.J.3.b, .4
Unlimited # Residents	S [2]			S[2]		Minimum lot size of 1.5 acres & R-1: 4.9.7.J.2.a, 3.d, .4, .8 MH-1: 4.9.7.J.3.d, .4, .8
Residential Care Services, Adult Rehabilitation Service or Shelter Care:						
Maximum 15 Residents		S [2]				R-2: 4.9.7.J.1, .2.a, .3.b, .4, 9
Maximum 20 Residents			S [2]			R-3: 4.9.7.J.1, .2.b, .3.c, .4, 9
Unlimited # Residents		S[2]	S [2]			R-2: 4.9.7.J.1, 2.a, 3.d, .4, 8 R-3: 4.9.7.J.1, 2.b, 3.d, .4, .8
Residential Care Services, Child Rehabilitation Service (maximum 10 Residents)		P	P			R-2, R-3: 4.9.7.J.1, 2.b, .3.a, .4
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P			R-2: 4.9.7.J.1, 2.a, 3.a, 4 & 9 R-3: 4.9.7.J.1, 2.b, 3.c, 4 & 9
Storage Land Use Group With Land Use Class/Type:						
Hazardous Material Storage as an accessory use to any permitted land use	P	P	P	P	P	R-1, R-2, R-3, MH-1, MH-2: 4.9.10.B.1 & .2.a

4.8.4 Permitted Uses: Urban Residential Zones**TABLE 4.8-2: PERMITTED USES— URBAN RESIDENTIAL ZONES***P = Permitted Use S = Permitted as Special Exception Use**[1] Mayor and Council Special Exception Procedure, Section 3.4.4**[2] Zoning Examiner Special Exception Procedure, Section 3.4.3**[3] Planning and Development Services Special Exception Procedure, Section 3.4.2*

LAND USE	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
Utilities Land Use Group With Land Use Class/Type:						
Distribution System	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.A.1, .2, .5, .8, .9, .11
Renewable Energy Generation	S [2]	S [2]	S [2]	S [2]	S [2]	R-1, R-2, R-3, MH-1, MH-2: 4.9.11.B.2, .3, .4, .5

4.8.5. PERMITTED USES: SPECIAL PURPOSE ZONES

TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>					
LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:					
Animal Production:					
General, without a Stockyard	P				IR: 4.9.2.A.1.a, .2.b, .3.b, & .3.c and 4.9.13.H
Hog Ranch	S [1]				IR: 4.9.2.A.3.d and 4.9.13.H
Stable or Riding School	P				IR: 4.9.2.A.2.b, 4 and 4.9.13.H
Crop Production	P				IR: 4.9.2.B and 4.9.13.H
With Food and Beverage Sales as an accessory use	P				IR: 4.9.9.A.2.a, 3-9 and 4.9.13.H
General Farming	P				IR: 4.9.2.A.1.a, 2.b, 3.b, & .3.c, 4.9.2.B, and 4.9.13.H
Stockyard Operation:					
Feedlot for Stockyard	S [1]				IR: 4.9.2.C.1 and 4.9.13.H
Livestock Auction Yard	S [1]				IR: 4.9.2.C.2 and 4.9.13.H
Civic Land Use Group With Land Use Class/Type:					
Cultural Use:					
Limited to Nature Reserve	P				
Other than Nature Reserve or Wildlife Refuge	S [1]				IR: 4.9.3.C.1 and 4.9.13.H
Educational Use, Elementary and Secondary	S [2]				
With Salvaging and Recycling as an accessory use	P				IR: 4.9.5.G.1 & .3 and 4.9.13.H
Religious Uses	P				
With Columbarium as an accessory use	P				
With Salvaging and Recycling as an accessory use	P				IR: 4.9.5.G.1 & .3 and 4.9.13.H
Commercial Services Land Use Group With Land Use Class/Type:					
Administrative and Professional Office	S [2]				IR: 4.9.4.A.1 and 4.9.13.H
Animal Services, Limited to Veterinary Hospital	P				IR: 4.9.4.D.5 and 4.9.13.H

TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
Communications:					
Wireless Communication	P				IR: 4.9.13.H and 4.9.4.1.2, .3, .4.a or .4.b
Wireless Communication	S [see use specific standards]				IR: 4.9.13.H and one of the following groups: 4.9.4.1.2, .3 & .5.b or 4.9.4.1.2, .3 & .6.a or 4.9.4.1.2, .3 & .7
Radio or Television Station Only	S [1]				IR: 4.9.4.1.1, 4.9.13.A.2, and 4.9.13.H
Construction Service	S [1]				IR: 4.9.4.J, 4.9.13.A.2, and 4.9.13.H
Entertainment, Carnival or Racetrack for the racing of animals	S [1]				IR: 4.9.4.K.5 and 4.9.13.H
Medical Services: Outpatient	P				IR: 4.9.4.O.3, 4.9.4.P.2.b, .3, & .4, 4.9.13.A.2, and 4.9.13.H
Parking			P		P: 4.9.4.5
Transportation Service:					
Air Carrier, Airport Facilities	S [1]				IR: 4.9.4.Y.1 & 2 and 4.9.13.H
Air Carrier, General Aviation Strip	S [1]				IR: 4.9.4.Y.1 – 4 and 4.9.13.H
Air Carrier, Ultra-light Airstrip	S [1]				
Air Carrier, Ultra-light Flight Park	S [1]				IR: 4.9.4.Y.2 & 3 and 4.9.13.H
Travelers Accommodation:					
Campsite				P	RV: 4.9.13.L
Campsite of over 200 spaces with the following uses as an accessory use:				P	RV: 4.9.7.1.1 & .2 and 4.9.13.L
▪ Adult Care Services;					
▪ Day Care;					
▪ Family Dwelling;					
▪ Food and Beverage Sales;					
▪ General Merchandise Sales;					
▪ Mobile Home Dwelling;					
▪ Park and Recreation; or,					
▪ Personal Services					
Lodging	S [1]				
Industrial Land Use Group With Land Use Class/Type:					
Extraction	S [1]				IR: 4.9.5.B.1 & .2 and 4.9.13.H
Perishable Goods Manufacturing	S [1]				IR: 4.9.5.E.2 & .3 and 4.9.13.H
Recreation Land Use Group With Land Use Class/Type:					
Open Space		P			OS: 4.9.13.G

TABLE 4.8-3: Permitted Uses – SPECIAL PURPOSE ZONES

P = Permitted Use

S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	IR	OS	P	RV	USE SPECIFIC STANDARDS
Residential Land Use Group With Land Use Class/Type:					
Family Dwelling	P				
Manufactured Housing	P				
Single Family, Detached	P				
Family Dwelling with Home Occupation as an accessory use	P				IR: 4.9.7.D and 4.9.13.H
Mobile Home Dwelling	P				
Retail Trade Use Group With Land Use Class/Type:					
General Merchandise Sales:					
Artists/Artisan Workshop/Studio	S [2]				IR: 4.9.9.B.2 and 4.9.13.H
Feed Store	S [2]				IR: 4.9.13.A.2 and 4.9.13.H
Storage Use Group With Land Use Class/Type:					
Hazardous Material Storage as an accessory use to any permitted land use	P			P	IR: 4.9.10.B.1, .2.a and 4.9.13.H RV: 4.9.10.B.1 & .2.a and 4.9.13.L
Utilities Land Use Group With Land Use Class/Type:					
Distribution System:					
Limited to Power Substations with Input of 115 Kilovolts or more	S [2]				IR: 4.9.11.A.3, .6, .7, & .10 and 4.9.13.H
Limited to Telephone, Telegraph, or Power Substations with Input voltage less than 115 Kilovolts	S [2]				IR: 4.9.11.A.2 & .8 and 4.9.13.H
Limited to Water pumping and storage facilities operated as part of a system serving 2 or more properties as a private, public, or community utility	S [2]				IR: 4.9.11.A.4 and 4.9.13.H
Renewable Energy Generation	S [2]		S [2]		IR, P: 4.9.11.B.2, .3, .4, & .5 and 4.9.13.H

4.8.6. PERMITTED USES: COMMERCIAL ZONES

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>						
LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Civic Land Use Group With Land Use Class/Type:						
Cemetery			P			C-1: 4.9.3.A.1 & .5, 4.9.13.O, and a 10-acre minimum lot size
Civic Assembly			P	P	P	
Correctional Use: Custodial Facility				S [1]	S [1]	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility				P	P	C-2 & C-3: 4.9.3.B.1.a, 2.b, 3.a, 4.d, 6 & 8
Educational Use: Elementary and Secondary	P		P	P	P	NC: 4.9.3.D.1 – 7 and 4.9.13.M C-1: 4.9.3.D.1 – 7 and 4.9.13.O C-2, C-3: 4.9.3.D.1 – 7
Elementary and Secondary	S [2]		S [2]	S [2]	S [2]	NC: 4.9.13.M C-1: 4.9.13.O
With Salvaging and Recycling as an accessory use to both P and S uses	P		P	P	P	NC, C-1, C-2, C-3: 4.9.5.G.1 & .3
Instructional School			P	P	P	C-1: 4.9.13.O
Postsecondary Institution			P	P	P	C-1: 4.9.3.E and 4.9.13.O C-2, C-3: 4.9.3.E
Membership Organization			P	P	P	C-1: 4.9.13.O
Postal Service				P	P	
Protective Service				P	P	
Religious Use		P	P	P	P	RVC: 4.9.13.N C-1: 4.9.13.O
With Columbarium as an accessory use		P	P	P	P	
With Salvaging and Recycling as an accessory use		P	P	P	P	RVC, C-1, C-2, C-3: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:						
Administrative and Professional Office	P	P	P	P	P	NC: 4.9.13.M RVC: 4.9.13.N C-1: 4.9.13.O C-2: 4.9.13.P

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Alcoholic Beverage Service: Not a Large Bar				P	P	C-2: 4.9.13.P
Large Bar				S [1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2
With Perishable Goods Manufacturing as an accessory use				P	P	C-2, C-3: 4.9.5.E.6, 7, & 8
Animal Service			P	P	P	C-1: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.O C-2: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.P C-3: 4.9.4.D.1, .2, .3, .4 or 4.9.4.D.7
Artisan Residence	P		P	P	P	NC: 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.M C-1: 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.O C-2: 4.9.4.E.1, .2, .3, .4, & .5 and 4.9.13.P C-3: 4.9.4.E.1, .2, .3, .4, & .5
Automotive: Major Service and Repair (excluding bodywork and paint-booths)				P	P	
Minor Service and Repair		S [1]	S [2]			RVC: 4.9.4.F.5 and 4.9.13.N C-1: 4.9.4.F.2, .3, .4, & .5 and 4.9.13.O
Billboard				P	P	C-2, C-3: 4.9.4.G, & Standards of Ch. 3 of the Tucson Code
Buildings and Ground Maintenance				P	P	
Commercial Recreation			P	P	P	
Communications: Wireless Communication	P	P	P	P	P	NC: 4.9.13.M and 4.9.4.I.2, .3, 4.a or 4.b RVC: 4.9.13.N and 4.9.4.I.2, .3, & 4.a or 4.b C-1: 4.9.13.O and 4.9.4.I.2, .3, 4.a or 4.b C-2: 4.9.13.P and one of the following groups: 4.9.4.I.1, 4.9.13.E, or, 4.9.4.I.1.3, 4.a or 4.b C-3: 4.9.4.I.1 or 4.9.4.I.2, .3, 4.a or 4.b

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Wireless Communication	S	S	S	S	S	NC: 4.9.13.M and one of the following groups: 4.9.4.L.2, .3, 5.a or 4.9.4.L.2, .3, 6.a or 4.9.4.L.2, .3, .7 RVC: 4.9.13.N and 4.9.4.L.2, .3, 4.a or 4.b C-1: 4.9.13.O and one of the following groups: 4.9.4.L.2, .3, 5.c or 4.9.4.L.2, .3, 6.a or 4.9.4.L.2, .3, .7 C-2: 4.9.13.P and one of the following groups: 4.9.4.L.2, .3, 5.a or 4.9.4.L.2, .3, 5.b or 4.9.4.L.2, .3, 6.b or 4.9.4.L.2, .3, .7 C-3: 4.9.4.L.2, .3, 5.a or 4.9.4.L.2, .3, 5.b or 4.9.4.L.2, .3, 6.b or 4.9.4.L.2, .3, .7
Construction Service				P	P	
Day Care	P	P	P	P	P	NC: 4.9.13.M.1.a, .c, .d, & .e and activity may occur outdoors RVC: 4.9.13.N C-1: 4.9.13.O C-2: Activity may occur outdoors
Entertainment: General			P	P	P	C-1: 4.9.4.C.3 and 4.9.13.O C-2: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E and 4.9.13.P C-3: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.E
Dance Hall				S[1]	S [1]	C-2: 4.9.4.C.2 and 4.9.13.P C-3: 4.9.4.C.2
Financial Service: General	P	P	P	P	P	NC: 4.9.4.L.3 and 4.9.13.M RVC: 4.9.4.L.3 and 4.9.13.M C-3: 4.9.4.L.3 C-1: 4.9.4.L.1 & .3 and 4.9.13.O C-2: 4.9.4.L.3, 4.9.13.E, and 4.9.13.P
Non-chartered Institution				S[2]	S[2]	C-2: 4.9.4.L.4 and 4.9.13.P C-3: 4.9.4.L.4

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Food Service: Excluding Soup Kitchens	P	P	P	P	P	RVC: 4.9.4.M.2, 4.9.4.V.3, and 4.9.13.M C-1: 4.9.4.M.1 & 5 and 4.9.13.O NC: 4.9.4.M.1 & 5 and 4.9.13.M C-2: 4.9.4.M.1 and 4.9.13.P
Soup Kitchens				S [1]	S [1]	C-2, C-3: 4.9.4.M.4
With Alcoholic Beverage Service as an accessory use		S [1]	P			RVC: 4.9.4.V.2, .3, & .4 and 4.9.4.C.3 C-1: 4.9.4.V.1 & 5-9, 4.9.4.C.3, and 4.9.13.O
With Microbrewery as an accessory use			S [2]			C-1: 4.9.4.M.1 & 4.9.5.E.6, .7, .8
Funeral Service				P	P	C-2: 4.9.13.P
Medical Service: Extended Healthcare			P	P	P	C-1: 4.9.13.O C-2: Activity may occur outdoors
Major			P	P	P	C-1: 4.9.13.O
Outpatient		P	P	P	P	RVC: 4.9.4.O.2 and 4.9.13.M C-1: 4.9.4.O.2 and 4.9.13.O C-2: 4.9.4.O.2 and 4.9.13.P C-3: 4.9.4.O.2
Outpatient, Blood Donor Center			S [1]	S [1]	S [1]	C-1: 4.9.4.O.3 and 4.9.13.O C-2: 4.9.4.O.3 and 4.9.13.P C-3: 4.9.4.O.3
Parking			P	P	P	
Personal Service	P	P	P	P	P	RVC: 4.9.4.T.2, .3 and 4.9.13.M C-1: 4.9.4.T.1 and 4.9.13.O C-2: 4.9.13.P NC: 4.9.4.T.1
Research and Product Development			P	P	P	C-1: 4.9.13.O
Technical Service			P	P	P	C-1: 4.9.4.W.1 and 4.9.13.O C-2: 4.9.4.W.2 and 4.9.13.P C-3: 4.9.4.W.2
Trade Service and Repair: Major (includes automotive bodywork & paint booths)					P	C-3: No openings within 30 feet of adjacent residentially zoned property.
Trade Service and Repair Minor	P		P	P	P	NC: 4.9.13.M and excluding upholstery shops C-1: Excluding upholstery, burglar alarm repair, and motor vehicle stereo repair and 4.9.13.O C-2: 4.9.13.P

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special/Exception Use

[1] Mayor and Council Special/Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special/Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special/Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Transportation Services, Land Carrier				P	P	C-2: Activity may occur outdoors
Travelers Accommodation, Lodging			P	P	P	C-1: 4.9.13.O C-2: Activity may occur outdoors
With accessory Alcoholic Beverage Service			S [2]			C-1: Excluding large bars and dance halls, 4.9.4.BB.2, 4, 7, 8, 9, & 11, and 4.9.13.O
Additional Permitted Accessory Uses						
The following uses are permitted accessory uses to any permitted Commercial Services Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products); ▪ Precision Manufacturing; or ▪ Primary Manufacturing				P	P	C-2, C-3: 4.9.5.C.9
Perishable Goods Manufacturing as an accessory use to any permitted Commercial Services use			P			C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Commercial Services use	P	P	P	P	P	NC, RVC, C-1, C-2, C-3: 4.9.5.G.1 & .3
Industrial Land Use Group With Land Use Class/Type:						
Craftwork				P	P	C-2: 4.9.13.P
Processing and Cleaning				P	P	C-2: 4.9.13.P
Salvaging and Recycling				P	P	C-2: 4.9.5.G.2, .3, & .5 and 4.9.13.P C-3: 4.9.5.G.2, .3, & .5
Household Goods Donation Center Only			S [2]	S [3]	P	C-1: 4.9.5.G.2, .6 – 12, 4.9.13.A.2, .B-D, and 4.9.13.O C-2: 4.9.5.G.2, & .6 – .12, 4.9.13.A.2, 4.9.13.B-D, and 4.9.13.P C-3: 4.9.5.G.2, .6 -11; 4.9.13.C & .D

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Recreation Land Use Group With Land Use Class/Type:						
Golf Course			P	P	P	C-1: 4.9.6.A.1.a – f, & h and 4.9.13.O C-2, C-3: 4.9.6.A.1.a – f, & h
Parks and Recreation	P		P	P	P	
Residential Land Use Group With Land Use Class/Type:						
Family Dwelling Duplex	P		P	P	P	NC: 4.9.13.M
Manufactured Housing	P		P	P	P	NC: 4.9.13.M
Multifamily Development	P		P	P	P	NC: 4.9.13.M
Single Family, Detached	P		P	P	P	NC: 4.9.13.M
Family Dwelling with Home Occupation as an accessory use	P		P	P	P	NC, C-1, C-2, C-3: 4.9.7.D
Family Dwelling with General Farming as an accessory use				P	P	C-2, C-3: 4.9.2.A.1.a, & .3.a and 4.9.2.B.1
Flexible Lot Development			P	P	P	C-1, C-2, C-3: 8.7.3
Group Dwelling			P	P	P	
Residential Care Services, Adult Care or Physical and Behavioral Health Services	P		P	P	P	NC: 4.9.7.J.3.a, & .4 and 4.9.13.M C-1: 4.9.7.J.3.d, .4, & .8 (no minimum lot size) and 4.9.13.O C-2: 4.9.7.J.3.d, .4, & .8 (no minimum lot size) C-3: 4.9.7.J.3.d, .4
Residential Care Services, Adult Rehabilitation or Shelter Care: Unlimited # Residents			P	P	P	C-1: 4.9.7.J.1, 3.d, .4, .6, & .8 (no minimum lot size) and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d, .4, .6, & .8 (no minimum lot size)
Unlimited # Residents			S [2]	S [2]	S [2]	C-1: 4.9.7.J.1, 3.d, .4, & .8 (no minimum lot size) and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.d, .4, & .8 (no minimum lot size)
Residential Care Services, Child Rehabilitation Service (maximum 10 Residents)	P		P	P	P	NC: 4.9.7.J.1, 3.a, & .4 and 4.9.13.M C-1: 4.9.7.J.1, 3.a, & .4 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.a, & .4
Residential Care Services, Shelter Care for Victims of Domestic Violence			P	P	P	C-1: 4.9.7.J.1, 3.c, & .4 and 4.9.13.O C-2, C-3: 4.9.7.J.1, 3.c, & .4

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Restricted Adult Activities Use Group With Land Use Class/Type:						
Adult Commercial Services, Recreation, or Retail Trade				P	P	C-2: 4.9.13.P C-3: 4.9.8
Retail Trade Use Group With Land Use Class/Type:						
Construction Material Sales				P	P	
Food and Beverage Sales: General	P	P	P	P	P	NC: 4.9.13.M and excluding alcoholic beverage sales RVC: 4.9.13.N C-1: 4.9.13.O
Large Retail Establishment		S [1]	S [1]	S [1]	S [1]	RVC: 4.9.9.D and 4.9.13.N C-1: 4.9.9.D and 4.9.13.O C-2, C-3: 4.9.9.D
Heavy Equipment Sales				P	P	C-3: 4.9.9.C
Medical Marijuana: Designated Caregiver Cultivation Location					P	C-3: 4.9.9.E.2 & 3
Dispensary				P	P	C-2, C-3: 4.9.9.E.1
Dispensary Off-site Cultivation Location				P	P	C-2, C-3: 4.9.9.E.2
Qualifying Patient Cultivation Location				P	P	C-2, C-3: 4.9.9.E.4
Merchandise Sales: General	P	P	P	P	P	NC: 4.9.13.M RVC: 4.9.13.N C-1: 4.9.13.O and limited to a maximum of 12 fuel dispensing locations. C-2, C-3: Outdoor display of odorous material shall be minimum 30 feet from interior lot line.
Large Retail Establishment		S [1]	S [1]	S [1]	S [1]	RVC: 4.9.9.D and 4.9.13.N C-1: 4.9.9.D and 4.9.13.O C-2, C-3: 4.9.9.D
Automotive Fuel Sales with accessory Auto Minor Service and Repair			P			C-1: 4.9.4.F.7 and 4.9.13.O
Swap Meets and Auctions				P	P	C-2, C-3: 4.9.9.F
Vehicle Rental and Sales				P	P	C-2, C-3: 4.9.9.G.1-2

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Craftwork as an accessory use to any permitted Retail Trade uses			P			C-1: 4.9.5.A
Additional Permitted Accessory Uses						
The following are permitted as an accessory uses to any permitted Retail Trade Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Precision Manufacturing; ▪ Perishable Good Manufacturing (limited to baked goods and confectionary products); ▪ Primary Manufacturing				P	P	C-2, C-3: 4.9.5.C.9
Perishable Goods Manufacturing as an accessory to any permitted Retail Trade Uses			P			C-1: 4.9.5.E.4, .5, & .8
Salvaging and Recycling as an accessory use to any permitted Retail Trade uses	P	P	P	P	P	All: 4.9.5.G.1 & .3
Storage Use Group With Land Use Class/Type:						
Commercial Storage				P	P	C-2, C-3: 4.9.10.A
Personal Storage			P	P	P	C-1: 4.9.10.C and 4.9.13.O C-2, C-3: 4.9.10.C.3, & .6
Additional Permitted Accessory Use						
Hazardous Material Storage is permitted as an accessory use to any permitted land use			P	P	P	C-1, C-2: 4.9.10.B.1, 2.a C-3: 4.9.10.B.1, 2.c
Utilities Use Group With Land Use Class/Type:						
Distribution System	S [2]	S [2]	S [2]	P	P	NC: 4.9.11.A.1, .5, & .9 and 4.9.13.M RVC: 4.9.11.A.1, .5, & .9 and 4.9.13.N C-1: 4.9.11.A.1, .5, & .9 and 4.9.13.O C-2, C-3: 4.9.11.A.1, .5, & .9
Renewable Energy Generation			P	P	P	C-1: 4.9.11.B and 4.9.13.O C-2, C-3: 4.9.11.B.1, .2, & .3
Renewable Energy Generation			S [2]	S [2]	S [2]	

TABLE 4.8-4: PERMITTED USES – COMMERCIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	NC	RVC	C-1	C-2	C-3	USE SPECIFIC STANDARDS
Wholesaling Use Group With Land Use Class/Type:						
Business Equipment Supply and Wholesaling				P	P	C-2: 4.9.13.P
Construction/Heavy Equipment Wholesaling				P	P	C-2: 4.9.13.P
Food and Beverage Wholesaling				P	P	C-2: 4.9.13.P
Additional Permitted Accessory Uses						
The following are permitted as accessory uses to permitted Wholesaling uses: <ul style="list-style-type: none"> ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products); ▪ Precision Manufacturing; or, ▪ Primary Manufacturing. 				P	P	C-2, C-3: 4.9.5.C.9
All Commercial Services in the C-1 Zone may provide one drive-through service lane unless otherwise provided.						

4.8.7. PERMITTED USES: OFFICE AND MIXED USE ZONES

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

*[1] Mayor and Council Special Exception Procedure, Section 3.4.4**[2] Zoning Examiner Special Exception Procedure, Section 3.4.3**[3] Planning and Development Services Special Exception Procedure, Section 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:							
Animal Production: General				P			MU: 4.9.2.A.1.a, 1.c, 2.a, 2.b, & 3.a
Commercial Stables Only				S [2]			MU: 4.9.2.A.1.b, 2.b, & 4.c
Civic Land Use Group With Land Use Class/Type:							
Cemetery			P	S [2]			O-3: 4.9.13.K and the use must be adjacent to or an extension of an existing cemetery.
Civic Assembly		P	P	P	P	P	O-2: 4.9.13.J
Correctional Use: Custodial Facility				S [1]	S [1]	S [1]	MU, OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8
Supervision Facility				P	P	P	MU, OCR-1, OCR-2: 4.9.3.B.1.a, 2.b, 3.a, 6 & 8
Cultural Use: General	S [1]	S [1]	S [1]	P	P	P	O-1, O-2: 4.9.3.C.2 – 8 and 4.9.13.J O-3: 4.9.3.C.2 – 8 and 4.9.13.K
The following are permitted accessory uses:							
Food Service	S [1]	S [1]	S [1]				O-1, O-2, O-3: 4.9.4.M.1, .3
Alcoholic Beverage Service	S [1]	S [1]	S [1]				O-1, O-2, O-3: 4.9.4.C.3 & 4.9.4.V.4, .8
Entertainment	S [1]	S [1]	S [1]				O-1, O-2, O-3: 4.9.4.K.6
Merchandise Sales	P	P	P				O-1, O-2, O-3: 4.9.9.B.1 & .2

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Educational Use:							
Elementary and Secondary		P	P		P	P	O-2: 4.9.3.D and 4.9.13.J O-3: 4.9.3.D and 4.9.13.K OCR-1, OCR-2: 4.9.3.D
Elementary and Secondary		S [2]	S [2]		S [2]	S [2]	
Postsecondary Institution		P	P				O-2: 4.9.13.J O-3: 4.9.3.E and 4.9.13.K
Postsecondary Institution and Instructional School				P	P	P	
With Salvaging & Recycling as an accessory use		P	P		P	P	O-2, O-3, OCR-1, OCR-2: 4.9.5.G.1&3
Membership Organization					P	P	
Postal Service				P	P	P	
Protective Service					P	P	
Religious Use		P	P	P	P	P	O-2: 4.9.13.J O-3: 4.9.13.K
With Columbarium as an accessory use		P	P	P	P	P	
With Salvaging & Recycling as an accessory use		P	P	P	P	P	O-2, O-3, MU, OCR-1, OCR-2: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:							
Administrative and Professional Office	P	P	P	S [2]	P	P	O-1: 4.9.4.R and 4.9.13.J O-2: 4.9.13.J O-3: 4.9.13.K
Alcoholic Beverage Service:							
General				S [2]	P	P	OCR-1, OCR-2: Prohibits bars and dance halls over 18,000 square feet.
Bar over 18,000 sq feet					S [1]	S [1]	OCR-1, OCR-2: 4.9.4.C.2
With Microbrewery				P	P	P	MU, OCR-1, OCR-2: 4.9.5.E.6, .7, & .8 and products manufactured shall be sold at retail on site.
Animal Services				S [2]			
Automotive Service and Repair, no automotive body work or paint booths				S [2]			
Billboard				S [2]			MU: 4.9.4.G & Tucson Code, Ch. 3 Standards

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Buildings and Ground Maintenance				S [2]			
Commercial Recreation				P	P	P	
Communications							
Wireless Communication	P	P	P	P	P	P	O-1, O-2: 4.9.13.J and 4.9.4.I.2, .3, .4.a or .4.b O-3: 4.9.13.K and 4.9.4.I.2, .3, .4.a or .4.b MU, OCR-1, OCR-2: 4.9.4.I.2, .3, .4.a or .4.b
Wireless Communication	S	S	S	S	S	S	O-1, O-2: 4.9.13.J and one of the following groups: 4.9.4.I.2, .3, & .5.b or 4.9.4.I.2, .3, & .6.a or 4.9.4.I.2, .3, & .7 O-3: 4.9.13.K and one of the following groups: 4.9.4.I.2, .3, & .5.b or 4.9.4.I.2, .3, & .6.a or 4.9.4.I.2, .3, & .7 MU, OCR-1, OCR-2: 4.9.4.I.2, .3, .5.a OR 4.9.4.I.2, .3, .5.b OR 4.9.4.I.2, .3, .6.b OR 4.9.4.I.2, .3, .7
Radio or Television Station Only				S [2]			MU: 4.9.4.I.1
Construction Service				S [2]			
Day Care:							
General				S [2]	P	P	
Adult		P					O-2: 4.9.13.J
Child		P	P				O-2: 4.9.4.H.1-5, 6.a & 7.d and 4.9.13.J O-3: 4.9.13.K and one of the following groups: 4.9.4.H.1-4, 6.a & 7.e or 4.9.4.H. 1-5, 6.b & 7.g
Child		S [2]	S [2]				O-2: 4.9.13.J and 4.9.4.H.1-5, 6.a, 7.d & 8 or 4.9.4.H.1, 2, and 9 O-3: 4.9.13.K and one of the following groups: 4.9.4.H.1-5, 6.c, 7.g, & 8 or 4.9.4.H. 1, 2, and 9
Entertainment:							
General				S [2]	P	P	MU, OCR-1, OCR-2: 4.9.4.K.1, .2, .3, .4; 4.9.4.C.3
Dance Hall					S [1]	S [1]	OCR-1, OCR-2: 4.9.4.C.2

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Financial Service: Excluding Non-chartered Financial Institutions					P	P	
Non-chartered Financial Institutions (only)				S [2]	S [2]	S [2]	MU, OCR-1, OCR-2: 4.9.4.L.4
Food Service: Excluding Soup Kitchens				S [2]	P	P	
Soup Kitchen					S [1]	S [1]	OCR-1, OCR-2: 4.9.4.M.4
Funeral Service				S [2]			
Medical Service: Extended Healthcare		P	P	P	P	P	MU: 4.9.4.O.5 O-2: 4.9.13.J.1 & 3 and activity may occur outside O-3: 4.9.13.K.1 and activity may occur outside
Major		P	P	P	P	P	O-2: 4.9.4.P.1 and 4.9.13.J O-3: 4.9.4.P.1 and 4.9.13.K MU: 4.9.4.O.5
Major with: Food Service; General Merchandise Sales; or Personal Service		P	P				O-2: 4.9.4.P.1, 4.9.4.Q, and 4.9.13.J O-3: 4.9.4.P.1, 4.9.4.Q, and 4.9.13.K
Outpatient (excluding Blood Donor Center)	P	P	P	P	P	P	O-1: 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J O-2: 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J O-3: 4.9.13.K MU: 4.9.4.O.6 & 4.9.4.P.2.b, .3, .4; 4.9.13.A.2
Blood Donor Center					S [1]	S [1]	OCR-1, OCR-2: 4.9.4.O.3
Parking				S [2]	P	P	MU: 4.9.4.S.2
Personal Service				S [2]	P	P	
Research and Product Development			P	S [2]			O-3: 4.9.4.U and 4.9.13.K
Technical Service				S [2]	P	P	MU: 4.9.4.W.2
Trade Service and Repair, Major or Minor				S [2]			
Transportation Service, Land Carrier				S [2]	P	P	
Travelers Accommodation, Lodging				S [2]	P	P	

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

(1) Mayor and Council Special Exception Procedure, Section 3.4.4

(2) Zoning Examiner Special Exception Procedure, Section 3.4.3

(3) Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Additional Permitted Accessory Uses							
Salvaging & Recycling is a permitted accessory use to any permitted Commercial uses				P	P	P	MU, OCR-1, OCR-2: 4.9.5.G.1 & .3
The following are permitted accessory uses to any permitted Commercial Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only); ▪ Precision Manufacturing; or, ▪ Primary Manufacturing					P		Accessory use is limited to 50% of the gross floor area.
The following are permitted accessory uses to any permitted Commercial Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; or ▪ Perishable Goods Manufacturing (limited to baked goods and confectionary products manufacturing only)						P	Accessory use is limited to 50% of the gross floor area.
Industrial Land Use Group With Land Use Class/Type:							
Craftwork				S [2]			
General Manufacturing				S [2]			
Perishable Goods Manufacturing				S [2]			MU: 4.9.5.E.1
Precision Manufacturing				S [2]			
Processing and Cleaning				S [2]			
Salvaging and Recycling, limited to Household Goods Donation Center					P	P	OCR-1, OCR-2: 4.9.5.G.2, .6 - 11; 4.9.13.C; 4.9.13.D
Additional Permitted Accessory Uses							
Hazardous Material Storage is permitted as an accessory use to any permitted principal land use			P	P	P	P	O-3, MU: 4.9.10.B.1 & .2.a OCR-1, OCR-2: 4.9.10.B.1 & .2.c

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Recreation Land Use Group With Land Use Class/Type:							
Parks and Recreation		P	P	P			O-2: 4.9.13.J .1 & 3 and activity may occur outdoors O-3: 4.9.13.K.1
Residential Land Use Group With Land Use Class/Type:							
Family Dwelling:							
Duplex	P	P	P		P	P	
Manufactured Housing	P	P	P		P	P	
Multifamily Development	P	P	P		P	P	
Single Family, Detached	P	P	P		P	P	
With Home Occupation as an accessory use	P	P	P	P	P	P	O-1, O-2, O-3, MU, OCR-1, OCR-2: 4.9.7.D
Flexible Lot Development	P	P	P				
Group Dwelling				P	P	P	
Mobile Home Dwelling				P			
Mobile Home Park				P			
Residential Care Services, Adult Care or Physical and Behavioral Health Services:							
Maximum 10 Residents	P	P	P				O-1, O-2: 4.9.13.J O-3: 4.9.7.J.3.a, & .4 and 4.9.13.K
Maximum 15 Residents	S [2]						O-1: 4.9.7.J.3.b & .4 and 4.9.13.J
Unlimited # Residents	S [2]		P		P	P	O-1: 4.9.7.J.3.d, .4 & .8 and 4.9.13.J O-3: 4.9.7.J.3.d, .4, & .8 and 4.9.13.K OCR-1, OCR-2: 4.9.7.J.3.d, .4

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

*[1] Mayor and Council Special Exception Procedure, Section 3.4.4**[2] Zoning Examiner Special Exception Procedure, Section 3.4.3**[3] Planning and Development Services Special Exception Procedure, Section 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Residential Care Services, Adult Rehabilitation Service or Shelter Care: Maximum 15 Residents		S [2]					O-2: 4.9.7.J.1, .2.b, 3.b, .4, & .9 and 4.9.13.J
Unlimited # Residents		S [2]	P		P	S [2]	O-2: 4.9.7.J.1, 2.b., 3.d, 4, & .8 and 4.9.13.J O-3(P): 4.9.7.J.1, .3.d, .4, .6, & .8 and 4.9.13.K OCR-1: 4.9.7.J.1, .3.d, .4, .6, .8 O-3(S): 4.9.7.J.1, 3.d, .4, & .8 and 4.9.13.K OCR-1, OCR-2(S): 4.9.7.J.1, 3.d, .4, .6, & .8 (exception: no minimum lot size)
Residential Care Services, Child Rehabilitation Services, Maximum 10 Residents		P	P		P	P	O-2: 4.9.7.J.1, 2.b, 3.a, & .4 and 4.9.13.J O-3: 4.9.7.J.1, 3.a, & .4 and 4.9.13.K OCR-1, OCR-2: 4.9.7.J.1, 3.a, & .4
Residential Care Services, Shelter Care for Victims of Domestic Violence		P	P		P	P	O-2: 4.9.7.J.1, 2.b, 3.b, .4, & .7 and 4.9.13.J O-3: 4.9.7.J.1, 3.c, & .4 and 4.9.13.K OCR-1, OCR-2: 4.9.7.J.1, 3.c, & .4
Restricted Adult Activities Land Use Group With Land Use Class/Type:							
Adult Commercial Services, Recreation, Retail Trade					P	P	OCR-1, OCR-2: 4.9.8
Retail Trade Land Use Group With Land Use Class/Type:							
Construction Material Sales				S [2]			
Food and Beverage Sales: General				S [2]	P	P	
Large Retail Establishment					S [1]	S [1]	OCR-1, OCR-2: 4.9.9.D
General Merchandise Sales: General				S [2]	P	P	OCR-1, OCR-2: 4.9.9.B
Large Retail Establishment					S [1]	S [1]	OCR-1, OCR-2: 4.9.9.D
Heavy Equipment Sales				S [2]			MU: 4.9.9.C
Swap Meets and Auctions					S [1]	S [1]	OCR-1, OCR-2: 4.9.9.F
Vehicle Rental and Sales				S[2]	P	P	MU, OCR-1, OCR-2: 4.9.9.G.1, .2

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use

(1) Mayor and Council Special Exception Procedure, Section 3.4.4

(2) Zoning Examiner Special Exception Procedure, Section 3.4.3

(3) Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Additional Permitted Accessory Uses							
The following are permitted accessory uses to any permitted Retail Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; ▪ Perishable Goods limited to baked goods/confectionary products; ▪ Precision Manufacturing; and, ▪ Primary Manufacturing					P		Accessory use limited to 50% of the gross floor area.
The following are permitted accessory uses to any permitted Retail Uses: ▪ General Manufacturing; ▪ Heavy Equipment Manufacturing; and, ▪ Perishable Goods limited to baked goods/confectionary products.						P	Accessory use limited to 50% of the gross floor area.
Salvaging and Recycling as an accessory use to any permitted Retail Uses				P	P	P	MU, OCR-1, OCR-2: 4.9.5.G.1, .3
Storage Land Use Group With Land Use Class/Type:							
Commercial Storage				S [2]	P	P	MU, OCR-1, OCR-2: 4.9.10.A
Personal Storage				S [2]	P	P	MU, OCR-1, OCR-2: 4.9.10.C.3, .6
Additional Permitted Accessory Uses							
Hazardous Material Storage as an accessory use to any Permitted Land Use			P	P	P	P	O-3: 4.9.10.B.1 & 2.a and 4.9.13.K MU: 4.9.10.B.1 & 2.a OCR-1, OCR-2: 4.9.10.B.1, 2.c
Utilities Land Use Group With Land Use Class/Type:							
Distribution System	S [2]	S [2]	S [2]	S [2]	P	P	O-1, O-2: 4.9.11.A.1, .5, & .9 and 4.9.13.J O-3: 4.9.11.A.1, .5, & .9 and 4.9.13.K OCR-1, OCR-2: 4.9.11.A.1, .5, & .9 MU: 4.9.11.A.1, 2, 5, 8, 9, 11

4.8.7 Permitted Uses: Office and Mixed Use Zones

TABLE 4.8-5: PERMITTED USES – OFFICE AND MIXED USE ZONES*P = Permitted Use S = Permitted as Special Exception Use**[1] Mayor and Council Special Exception Procedure, Section 3.4.4**[2] Zoning Examiner Special Exception Procedure, Section 3.4.3**[3] Planning and Development Services Special Exception Procedure, Section 3.4.2*

LAND USE	O-1	O-2	O-3	MU	OCR-1	OCR-2	USE SPECIFIC STANDARDS
Renewable Energy Generation	S [2]	S [2]	S [2]	P	P	P	O-1, O-2: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.J O-3: 4.9.11.B. 2, .3, .4, & .5 and 4.9.13.K OCR-1, OCR-2(P): 4.9.11.B MU(P): 4.9.11.B.1, .2, .3, & .5
				S [2]	S [2]	S [2]	
Wholesaling Land Use Group With Land Use Class/Type:							
Business Supply and Equipment Wholesaling				S [2]			
Construction/ Heavy Equipment Wholesaling				S [2]			
Food and Beverage Wholesaling				S [2]			

4.8.8. PERMITTED USES: INDUSTRIAL ZONES

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES <i>P = Permitted Use S = Permitted as Special Exception Use</i> <i>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</i> <i>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</i> <i>[3] Planning and Development Services Special Exception Procedure, Section 3.4.2</i>				
LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
Agricultural Land Use Group With Land Use Class/Type:				
Stockyard Operation			S [1]	I-2: 4.9.13.Q
Civic Land Use Group With Land Use Class/Type:				
Civic Assembly		P		I-1: 4.9.13.Q
Correctional Use: Custodial Facility		S [1]	S [1]	I-1: 4.9.3.B.1.a, 2.b, 3.b, 6, 7 & 8, 4.9.13.Q, and minimum 1 acre site
Jail or Prison		S [1]	S [1]	I-1, I-2: 4.9.3.B.1.e, 2.d, 3.c, 4.c, 5.a, 6, 7 & 8, 4.9.13.Q, and minimum 30 acre site
Jail or Prison			S [1]	I-2: 4.9.3.B.4.b, 5, 6, 7, 8 & 10, 4.9.13.Q, and minimum 150 acre site
Cultural Use		P		
Educational Use: Elementary and Secondary, Limited to Grades 9 -12	S [2]	S [2]		P-I: 4.9.3.D.9 and 4.9.13.Q I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use	P	P		P-I: 4.9.5.G.1 & .3 I-1: 4.9.5.G.1 & .3
Instructional or Postsecondary Institution		P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
Membership Organization		P		I-1: 4.9.13.Q
Postal Service		P		I-1: 4.9.13.Q
Religious Use		P		I-1: 4.9.13.Q
With Salvaging and Recycling as an accessory use		P		I-1: 4.9.5.G.1 & .3
Commercial Services Land Use Group With Land Use Class/Type:				
Administrative and Professional Office	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Alcoholic Beverage Service General		P		I-1: 4.9.4.C.3 and 4.9.13.Q
Large Bar		S [1]	S [1]	I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
With Perishable Goods Manufacturing as an accessory use to both P & S uses		P		I-1: 4.9.5.E.6, .7, & .8
Animal Service		P		I-1: 4.9.13.Q

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

(1) Mayor and Council Special Exception Procedure, Section 3.4.4

(2) Zoning Examiner Special Exception Procedure, Section 3.4.3

(3) Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
Automotive Service and Repair, no bodywork or paint-booths		P	P	I-1, I-2: 4.9.13.Q
Billboard		P	P	I-1, I-2: 4.9.4.G, Tucson Code, Ch. 3 Standards, and 4.9.13.Q
Buildings and Ground Maintenance		P	P	I-1, I-2: 4.9.13.Q
Commercial Recreation		P		I-1: 4.9.13.Q
Communications:				
Radio or Television Station only	P	P	P	P-1, I-1, I-2: 4.9.4.I.1 and 4.9.13.Q
Wireless Communication	P	P	P	P-1, I-1, I-2: 4.9.4.I.2, .3, .4.a or .4.b, and 4.9.13.Q
Wireless Communication	S	S	S	P-1, I-1, I-2: 4.9.13.Q and one of the following groups: 4.9.4.I.2, .3, .5.a or .5.b or .5.c OR 4.9.4.I.2, .3, .6.b OR 4.9.4.I.2, .3, & .7
Construction Service		P		I-1: 4.9.13.Q
Day Care	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Entertainment:				
General		P		I-1: 4.9.4.K.1, .2, .3, .4, 4.9.4.C.3, and 4.9.13.Q
Dance Hall		S [1]	S [1]	I-1, I-2: 4.9.4.C.2 & .4 and 4.9.13.Q
Financial Service:				
General	P	P	P	P-1: 4.9.13.Q and drive-through services are permitted as an outdoor activity I-1, I-2: 4.9.4.L.3 and 4.9.13.Q
Food Service:				
General, excluding Soup Kitchen	P	P	P	P-1: 4.9.13.Q and drive-through or drive-in services are permitted as an outdoor activity
With Alcoholic Beverage Service as an accessory use	P			P-1: 4.9.4.V.1-2 and 4.9.4.C.3
Soup Kitchen		S [1]	P	I-1, I-2: 4.9.4.M.4 and 4.9.13.Q
Funeral Service		P		
Medical Service:				
Extended Healthcare		P		I-1: 4.9.13.Q
Major		P		I-1: 4.9.13.Q
Outpatient, excluding Blood Donor Center	P	P		P-1, I-1: 4.9.13.Q
Blood Donor Center		S [1]	S [1]	I-1 & I-2: 4.9.4.O.3 and 4.9.13.Q
Parking	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Personal Service	P	P		P-1, I-1, I-2: 4.9.13.Q
Research and Product Development	P	P	P	P-1: 4.9.5.C.5, .6, & .8 and 4.9.13.Q I-1, I-2: 4.9.13.Q
Technical Service	P	P	P	P-1, I-1, I-2: 4.9.13.Q
Trade Service and Repair Major (includes auto body shops/paint-booths) or Minor		P	P	I-1, I-2: 4.9.4.X.1 and 4.9.13.Q

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Transportation Service Air Carrier			S [1]	I-2: 4.9.13.Q
Land Carrier		P	P	I-1, I-2: 4.9.13.Q
Travelers Accommodation, Lodging	P	P	P	P-1, I-1, I-2: 4.9.4.BB, 4.9.4.V, and 4.9.13.Q
Additional Permitted Accessory Uses				
Salvaging and Recycling is a permitted accessory use to any permitted Commercial Service Use in the specified zones	P	P	P	P-1, I-1, I-2: 4.9.5.G.1 & .3
Industrial Land Use Group With Land Use Class/Type:				
Craftwork	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6 & .8, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C, 4.9.5.H, and 4.9.13.Q
Extraction			S [1]	I-2: 4.9.5.B, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
General Manufacturing	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6, & .8, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.2, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C and 4.9.5.H, and 4.9.13.Q
Manufacturing: Hazardous Material			S [1]	I-2: 4.9.5.C.1-8, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
Heavy Equipment			P	I-2: 4.9.5.C.1-8, 4.9.5.H, and 4.9.13.Q
Motion Picture Industry	P	P	P	P-I: 4.9.5.C.1, 2, 4, 5, 6, 8, 4.9.5.D.1, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.1, 2, 5-6, 8, 4.9.5.D.1, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C.1-8, 4.9.5.H, and 4.9.13.Q

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES

P = Permitted Use

S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
Perishable Goods Manufacturing	P	P	P	I-1 (P), P-I: 4.9.5.C.2, .4, .5, .6, .8, 4.9.5.E.1 & .2, 4.9.5.H, and 4.9.13.Q I-2 (P): 4.9.5.C.1-8, 4.9.5.E.1-2, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
		S [2]	S [1]	I-1 (S): 4.9.5.C, 4.9.5.H, and 4.9.13.Q I-2 (S): 4.9.5.C, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
Precision Manufacturing	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6, .8 and 4.9.5.H I-1: 4.9.5.C.2, .5, .6, .7, & .8 and 4.9.5.H I-2: 4.9.5.C.1-8 and 4.9.5.H
Primary Manufacturing			S [1]	I-2: 4.9.5.C.1-8, 4.9.5.H, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
Processing and Cleaning	P	P	P	P-I: 4.9.5.C.2, .4, .5, .6 & .8, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.C.2, .5, .6, .7, & .8, 4.9.5.H, and 4.9.13.Q I-2: 4.9.5.C.1-8, 4.9.5.H, and 4.9.13.Q
Refining			S [1]	I-2: 4.9.5.C, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
Salvaging and Recycling	P	P	P	P-I: 4.9.5.C.2, 4.9.5.G.2, .4, & .5, 4.9.5.H, and 4.9.13.Q I-1: 4.9.5.G.2 & .4, 4.9.5.H, and 4.9.13.Q I-2 (P): 4.9.5.G.2, .4, & .13, 4.9.5.H, 4.9.13.Q, and the use must be at least 300 feet from any non-industrial zone, except where the use of the non-industrial property is railroad or freeway right-of-way
			S [1]	I-2 (S): 4.9.5.C.1 – 8, 4.9.5.H, and 4.9.13.Q
Limited to Household Goods Donation Center		P	P	I-2: 4.9.5.G.2, .6, 4.9.5.H, 4.9.13.C, 4.9.13.D, and 4.9.13.Q

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.3

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Industrial Use Group: ▪ Construction Material Sales; ▪ Food and Beverage Sales; ▪ General Merchandise Sales; or ▪ Heavy Equipment Sales.	P			P-I: 4.9.5.C.8 & .10 and 4.9.13.Q
Salvaging and Recycling is a permitted accessory use to any permitted Industrial Service Use	P	P	P	P-1, I-1, I-2: 4.9.5.G.1 & .3
Recreation Land Use Group With Land Use Class/Type:				
Golf Course		P		I-1: 4.9.6.A.1.f, .g, & .i and 4.9.13.Q
Residential Land Use Group With Land Use Class/Type:				
Artist Studio/Residence		S[3]		I-1: 4.9.7.A and 4.9.13.Q
Family Dwelling as an accessory use	P	P	P	P-I, I-1, I-2: 4.9.7.C
Residential Care Services:				
Rehabilitation Service or Shelter Care (unlimited # residents)	P S [2]	P	S [2]	(P) P-I: 4.9.7.J.1, 3.d, .4, .5, & .6 and 4.9.13.Q (P) I-1: 4.9.7.J.1, 3.d, .4, .5, .6, & .11 and 4.9.13.Q (S) P-I, I-2: 4.9.7.J.1, 3.d, .4, & .5 and 4.9.13.Q
Shelter Care, Victims of Domestic Violence	P	P		P-I: 4.9.7.J.1, 3.c, & .4 and 4.9.13.Q I-1: 4.9.7.J.1, 3.c, .4, & .11 and 4.9.13.Q
Restricted Adult Activities Land Use Class With Land Use Type:				
Adult: Commercial Services, Industrial, Recreation, or Retail Trade		P		I-1: 4.9.8.A and 4.9.13.Q
Retail Trade Land Use Group With Land Use Class/Type:				
Auctions		P		I-1: 4.9.9.F and 4.9.13.Q
Construction Material Sales		P	P	
Food and Beverage Sales: General		P		
Large Retail Establishment		S [1]		I-1: 4.9.9.D and 4.9.13.Q
General Merchandise Sales: General		P	P	I-1, I-2: 4.9.13.Q
Large Retail Establishment		S [1]	S [1]	I-1, I-2: 4.9.9.D and 4.9.13.Q
Heavy Equipment Sales		P	P	I-1, I-2: 4.9.9.C and 4.9.13.Q
Medical Marijuana Cultivation Location: Designated Caregiver or Off-Site		P	P	I-1, I-2: 4.9.9.E.2 and 4.9.13.Q
Qualifying Patient		P	P	I-1, I-2: 4.9.9.E.4 and 4.9.13.Q
Swap Meets and Auctions	S [3]	S [3]	P	P-1, I-1, I-2: 4.9.9.F and 4.9.13.Q

TABLE 4.8-6: Permitted Uses – INDUSTRIAL ZONES

P = Permitted Use S = Permitted as Special Exception Use

[1] Mayor and Council Special Exception Procedure, Section 3.4.4

[2] Zoning Examiner Special Exception Procedure, Section 3.4.5

[3] Planning and Development Services Special Exception Procedure, Section 3.4.2

LAND USE	P-1	I-1	I-2	USE SPECIFIC STANDARDS
Vehicle Rental and Sales	P	P	P	P-1: 4.9.9.G.2, .3 and 4.9.13.Q I-1, I-2: 4.9.9.G.1 and 4.9.13.Q
Additional Permitted Accessory Uses				
Food and Beverage Sales is permitted as an accessory use to a permitted principal land use			P	I-2: 4.10 and 4.9.13.Q
Salvaging and Recycling is permitted as an accessory use to a permitted Retail Uses		P	P	I-1, I-2: 4.9.5.G.1 & .3
Storage Land Use Group With Land Use Class/Type:				
Commercial Storage	P	P	P	P-1: 4.9.10.A, 4.9.5.C.8, and 4.9.13.Q I-1, I-2: 4.9.10.A and 4.9.13.Q
Hazardous Material Storage as a permitted accessory use	P	P	P	P-1: 4.9.10.B.1, 2.a I-1, I-2: 4.9.10.B.1, 2.d
Hazardous Material Storage			S [1]	I-2: 4.9.13.Q
Personal Storage		P	P	I-1, I-2: 4.9.10.C.3 & .6 and 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Storage Use Group: ▪ Construction Material Sales; ▪ Food and Beverage Sales; ▪ Heavy Equipment Sales; or, ▪ General Merchandise Sales	P			P-1: 4.9.10.A & 4.9.5.C.8
Hazardous Material Storage is permitted as an accessory use to all permitted land use in every Use Group	P	P	P	P-1: 4.9.10.B.1, 2.a I-1, I-2: 4.9.10.B.1, 2.d
Utilities Land Use Group With Land Use Class/Type:				
Distribution System	P	P	P	P-1, I-1: 4.9.11.A.1, .2, & .4 and 4.9.13.Q
Renewable Energy Generation	P	P	P	P-1, I-1, I-2: 4.9.11.B.2, .3, & .5 and 4.9.13.Q
Sanitation System			S [1]	I-2: 4.9.5.C. & 4.9.11.C and 4.9.13.Q
Wholesaling Land Use Group With Land Use Class/Type:				
Business Supply & Equipment Wholesaling	P	P	P	P-1: 4.9.5.C.8 and 4.9.13.Q
Construction/Heavy Equipment Wholesaling	P	P	P	P-1: 4.9.5.C.8 and 4.9.13.Q
Food and Beverage Wholesaling	P	P	P	P-1: 4.9.5.C.8 and 4.9.13.Q
Hazardous Material Wholesaling			S [1]	I-2: 4.9.13.Q
Additional Permitted Accessory Uses				
The following uses are permitted as an accessory use to any permitted use in the Wholesaling Use Group: ▪ Construction Material Sales; ▪ Food and Beverage Sales; ▪ Heavy Equipment Sales; ▪ General Merchandise Sales	P			P-1: 4.9.5.C.8
*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.				

4.9. USE-SPECIFIC STANDARDS²⁸

4.9.1. GENERAL

A. Purpose

The use-specific standards in this section are intended to provide additional standards for certain permitted and special exception land uses in order to mitigate any adverse impacts on adjacent land uses, on the immediate neighborhood, and on the community.

B. Applicability

These requirements are in addition to those required of principal buildings in Article 6: Dimensional Standards of the UDC and are applied only when required in a zone for a particular land use. Use specific standards apply when the standards in Article 6 and use-specific standards differ.

²⁸ Text from LUC Section 3.5.

4.9.2. AGRICULTURAL USE GROUP

A. Animal Production

1. Provisions Relating to Animals in General

- a.** All buildings for animals shall be setback at least 50 feet from all property lines, except corrals, which must be setback ten feet from all property lines.
- b.** All stables, barns, and animal sheds or shelters shall be setback at least 100 feet from any property line.
- c.** Minimum lot size shall be 36,000 square feet.

2. Provisions Relating to Livestock

- a.** No more than two horses or two head of cattle are permitted per each 36,000 square feet of lot area.
- b.** A stock-tight fence and necessary cattle guards shall be erected and maintained along the boundaries of any area where livestock is kept or grazed. This provision does not apply to interior lot lines where the adjacent property is zoned IR or to open range as determined under Arizona Revised Statutes (ARS).
- c.** All horses, cattle, sheep, goats, or similar animals shall be confined within a stock-tight fence in an area of no less than 400 square feet per animal. Such fenced-in area shall be setback ten feet from the rear property line where it abuts an IR, RH, SR, SH, RX-1, or RX-2 zone; 40 feet from the rear where it abuts any other zone; and 40 feet from a side property line. A setback of ten feet is permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but in no event shall a corral be closer than 50 feet to any residence or living quarters on an abutting property.

3. Provisions Relating Specifically to Hogs

- a.** Hogs are prohibited.
- b.** No more than one hog weighing more than 50 pounds is permitted per each 36,000 square feet of lot area.
- c.** Hog-raising projects that exceed the permitted number of hogs in Section 4.9.2.3.b is permitted if sponsored by the 4-H Club, Future Farmers of America, or other similar nonprofit organization, provided that a letter of authorization from the sponsoring organization is submitted confirming that the project is sponsored by the organization, describing the project and stating its length of time.
- d.** Hogs shall be penned at least 500 feet from any property line.

4. Riding Stables or Riding Schools

- a.** All stables, barns, and animal sheds or shelters shall be setback at least 200 feet from any interior property line with residential zoning, except that the distance may be measured to the boundary of the site or subdivision to be served as a common use facility.
- b.** Outside audio amplification is prohibited.

B. Crop Production

1. Any greenhouse heating plant or cooling fan shall be located a minimum of 200 feet distant from every lot line.

C. Stockyard Operation

1. A commercial feedlot use shall be setback at least 500 feet from any property line.
2. Livestock auction yard.
 - a. All buildings, holding pens and areas, and show areas shall be setback at least 300 feet from any property line.
 - b. Generation of dust shall be minimized.
 - c. Outdoor audio amplification that would create a nuisance to adjacent properties is prohibited.

4.9.3. CIVIC USE GROUP

A. Cemetery

1. The use shall be adjacent to, or an extension of, an existing cemetery.
2. A minimum site area of one acre for a pet cemetery and five acres for a human cemetery is required.
3. All buildings shall be setback at least 100 feet from any property line.
4. The use is limited to the storage of cremated remains in a columbarium.

B. Correctional Use

1. Minimum Required Lot Size/Site Area:

- a. One acre.
- b. Five acres.
- c. Ten acres.
- d. 15 acres.
- e. 30 acres.

2. Maximum Number of Beds

- a. The maximum number of beds permitted is 40.
- b. The number of beds permitted is calculated by dividing the area of the site by 2,200 square feet, with a maximum permitted capacity of 40.
- c. The maximum number of beds permitted is 60, with no more than 40 offenders in the Custodial Facility and no more than 20 offenders in the Supervision Facility.
- d. The maximum number of beds permitted is 1,250.

3. Separation: A Correctional Use shall be separated from other public or private Correctional Uses, Rehabilitation Service Uses, and Shelter Care Uses, as determined by the zone in which the Correctional Use is located. The applicant for a Correctional Use shall provide documentation of compliance with the required separation distances.

- a. 1,200 feet.
- b. 1,200 feet from a Supervision Facility, Rehabilitation Service, or Shelter Care and four miles from a Custodial Facility or a Jail or Prison.
- c. 1,200 feet from a Supervision Facility, Rehabilitation Service, or Shelter Care; four miles from a Custodial Facility; and five miles from a Jail or Prison.

4. Minimum Interior Yard Setbacks: Minimum interior yard setbacks are required for any structure, including a fenced enclosure, and are measured to the property line.

- a. 50 feet.
- b. 100 feet.

- c. 500 feet.

5. **Building Height**

- a. The maximum building height permitted is 50 feet, except for guard towers that may be up to 60 feet in height.

6. **Site Location:** The site shall be located at least 300 feet from the property line to a zone boundary line of R-3 or more restrictive zoning, or for sites where Section 4.9.3.C.10 is applicable, the 300 foot setback does not apply to residentially zoned property used for a prison or jail or to residentially zoned property used as a public right-of-way or railroad right-of-way.

7. **Management Plan:** The applicant shall submit a management plan to the Zoning Administrator and the Police Department.

8. **Licensure:** If licensing is required for the use, proof of such licensure shall be provided prior to the issuance of a certificate of occupancy for the use. If licensure is not required, the applicant shall provide documentation to that effect.

9. **Loudspeakers:** The use of outdoor speakers are prohibited.

10. **Prison Clustering Provisions**

- a. A minimum site area of 150 acres is required.
- b. The site shall be located within one-half mile of at least one jail or prison facility owned and operated by the federal or state government, and the jail or prison has a minimum design capacity of 500 beds.
- c. The project shall not adversely affect adjacent land uses or surrounding neighborhoods. Adverse effects can be substantially mitigated through the application of additional conditions.

C. **Cultural Use**

Cultural Uses are subject to the following use specific standards that are not subject to variance; however, if one or more of the standards cannot be met, the Mayor and Council can modify the standards for a specific site where there is substantial conformance with the intent of the use specific standards:

- 1. The use shall be setback at least 100 feet from any property line.
- 2. The use shall provide a visual buffer where the site is adjacent to a residential use or zone. This can be accomplished by providing, for example, a landscape buffer, setbacks of buildings or uses, or masonry screen walls.
- 3. Storage of fertilizer, manure, or other odorous material located in an enclosed building shall be setback a minimum of 20 feet, or if located outdoors, setback a minimum of 40 feet from any property line that is adjacent to a residential use or zone.
- 4. Public access to the site shall be from a Major Streets and Routes (MS&R) street or from a local street that is not an internal residential neighborhood street.

5. The impacts of noise on adjacent residential uses shall be mitigated to comply with the noise standards in the Tucson Code, Chapter 16, Section 16-31.
6. Hours of operation for the cultural use, as well as any accessory use, should be detailed in the application and should be limited, in order to assure compatibility with adjacent residential uses.
7. Outdoor lighting shall be limited in height and shielded from adjacent residential uses.
8. Trip generation and traffic impacts on the surrounding streets shall be analyzed, and mitigation measures shall be provided.

D. Educational Uses

Educational Uses are subject to the following use specific standards. Variances are not permitted; however, if the standards cannot be met, the applicant can request approval through a special exception procedure if permitted within the zone.

1. Licensing

- a. If licensing, certification, or similar type of approval is required by the State of Arizona for the use, proof of such licensure, certification, or approval shall be provided. Such information shall include the number of students for which the school is approved.
- b. If the number of students approved by the State exceeds the number approved on the site in accordance with zoning requirements, the number of students is limited to the number that meet zoning requirements.

2. Site Area

- a. Except as provided below for charter schools, the minimum required site area for educational uses in residential zones is five acres, unless a greater site area is required in Art. 6: Dimensional Standards, or the ratio of 1,452 square feet of site area for each student proposed for the school, whichever is greater, up to a maximum of ten acres for elementary schools (Grades K-6), 20 acres for middle schools (Grades 7 and 8), and 40 acres for high schools (Grades 9-12). For the purposes of this requirement, the number of students applied in this calculation is the number for which the school has been approved by the authorizing agency. If a maximum number of students is not stipulated as part of the approval from the authorizing agency, then the number used in the calculation are the amount proposed by the applicant.
- b. A single family residence on less than one acre cannot be occupied as or converted into a charter school.
- c. In nonresidential zones, the minimum site area shall be in accordance with the requirements in Art. 6: Dimensional Standards for the use..

3. Hours and Days of Operation

Educational Uses within Neighborhood Commercial (NC) or more restrictive zoning is limited in hours of operation to 6:00 a.m. to 7:00 p.m., Monday through Friday only.

4. Outdoor Activity

All outdoor activity shall be held more than 50 feet away from the property line where adjacent to R-3 or more restrictive zoning. The use of loudspeakers, amplifiers, or similar type equipment outdoors is not permitted on the school site within 100 feet of the property line where adjacent to R-3 or more restrictive zoning.

5. Vehicular and Pedestrian Access

Vehicular and pedestrian access to the Educational Use site shall be from a street designated as a major street by the Major Streets and Routes (MS&R) Plan or from a local street other than an internal residential neighborhood street for sites zoned C-1 or more restrictive zoning.

6. Building Setback

The minimum building setback from all property lines adjacent to R-3 or more restrictive zoning is twenty (20) feet, unless the setback requirements of the applicable zone is greater. Building setbacks may be reduced from the twenty (20) feet to the setback required under the applicable zone if there are no openings on the side of the building adjacent to R-3 or more restrictive zoning. If the building wall is parallel to the property line, only that side of the building facing the property line cannot have any openings. If the building is not parallel to the property line, there cannot be any openings within twenty (20) feet of the property line. For the purposes of this Section, "no openings" means all windows and doors are closed by fixed walls or nonoperable windows. Where openings are not allowed, an emergency exit door, which can only be opened from inside the building and has an alarm, is allowed. (Figure 4.9-A Building Setback for Educational Uses)

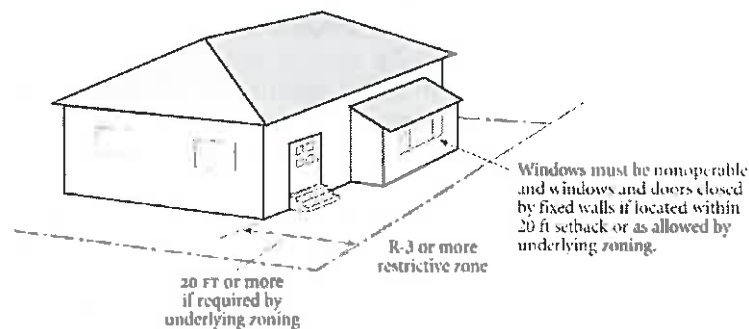


Figure 4.9-A Building Setback for Educational Uses

7. Passenger Drop-Off Areas

Passenger drop-off parking areas shall be provided at a ratio of one motor vehicle parking space (parallel) for every 20 students for which the school is authorized, up to a total of eight spaces. These spaces are in addition to the required off-street parking spaces.

E. Postsecondary Institutions

1. Teaching of only those operations or occupations permitted in the zoning classification of the property as permitted uses is permitted.

F. Religious Use

1. A minimum perimeter yard of 80 feet is required.

4.9.4. COMMERCIAL SERVICES USE GROUP

A. Administrative and Professional Office

1. The maximum permitted floor area is 2,000 square feet.

B. Adult Day Care

1. The use is for a maximum of ten persons, or if operated in conjunction with an Adult Care Service, the number of clients together with the number of residents exceed the total permitted for the Adult Care Service.
2. The use shall comply with one of the following.
 - a. For a maximum of 15 persons;
 - b. For an unlimited number of persons with a minimum lot size of 20,000 square feet; or
 - c. If operated in conjunction with an Adult Care Service, the total number of clients and residents shall not exceed the total permitted for the Adult Care Service.

C. Alcoholic Beverage Service and Entertainment

1. The maximum permitted floor area is 2,000 square feet.
2. The following standards are required of large bars or dance halls:
 - a. **Minimum Setbacks**
Setbacks for the following use areas are measured from the use area to a zone boundary line of R-3 or more restrictive zoning:
 - (1) Outdoor Use Area: 500 feet.
 - (2) Parking Area: 200 feet.
 - (3) Loudspeakers: 500 feet.
 - (4) The Zoning Examiner may authorize a reduction to the required setbacks if special physical circumstances exist that will mitigate any negative impacts.
 - b. **Security Management Plan**
The applicant must submit a security management plan describing the method and operation of security within and outside the building, including the parking area, to the Zoning Administrator and the Police Chief. Any changes or amendments to the plan must be filed with, and approved by, the Zoning Administrator and the Police Chief.
 - c. **Access**
Access shall be either from a street shown on the Major Streets and Routes (MS&R) Map with no vehicular access to the site from a local street or from a local street within a nonresidential development.
3. Large bars and dance halls are prohibited.

D. Animal Service

1. Overnight confinement for clinic treatment is permitted for a maximum of five animals.
2. Boarding of animals is prohibited.
3. The activity shall be within a completely enclosed building.
4. An outpatient clinic is permitted for small animals only.
5. The minimum perimeter yard for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.
6. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.
7. The use shall be setback at least 200 feet from any residential zone.

E. Artisan Residence

1. Purpose

To provide an artisan residence use in the NC, C-1, C-2, and C-3 commercial zones designed to be used as both a dwelling and work space by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing; and the accessory sale of art objects produced on the premises. Buildings or spaces within buildings shall be used jointly for commercial and residential purposes. Nothing in this subsection limits principal uses as otherwise permitted by the applicable zoning.

2. Combined Uses

A building or a tenant space in a commercial zone may be used as an artisan workshop with a residential dwelling. The workshop and workshop activities shall be located indoors unless outdoor activity is permitted by the applicable zoning.

3. On-site Sales

The on-site sale of the artist's products, including occasional shows of the artist's works, is a permitted accessory use.

4. Separation and Access

Access to the residential use shall be only through the same access that is provided for the artisan use.

5. Operational Requirements

The operation of the artisan residence shall not create noise, vibrations, smoke, fumes, dust, odors, vapors, other noxious emissions, or any other similar nuisances that are discernible beyond the boundaries of the building enclosing the artisan residence.

6. Parking

Each artisan residence unit shall provide two on-site motor vehicle parking spaces for each residential component and one on-site parking space for

each 500 square feet of gross floor area (GFA) of the work space area. The GFA of the residential component shall not be included in the parking calculation.

F. Automotive - Service and Repair

1. Auto washing is prohibited.
2. The service building is limited in design to accommodate no more than two vehicles at any time. The maximum permitted vehicle space size is ten by 25 feet.
3. The use must occur within an enclosed building with one access per bay, not on the side toward any residential zone.
4. The building walls shall have no openings, other than non-opening windows, within 30 feet of the adjacent residential zone boundary line.
5. Auto washing, limited to a self-service, coin-operated car wash, is permitted on the premises. No more than six bays using hand-operated, wand-type equipment or more than one bay using non-conveyor, automatic equipment are permitted, and vacuum equipment shall be located at least 100 feet from any residential zone.
6. The maximum floor area shall be 2,000 square feet.
7. Limited to one automatic in-bay car wash that shall not include conveyors or motorized air-drying. It shall be enclosed within a building except at points of ingress and egress, have a maximum floor area of 600 square feet, and not exceed 12 feet in height.

G. Billboards

1. Pedestrian Access

Pedestrian access shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Section 7.01.0.0, *Pedestrian Access*, of the Technical Standards Manual for requirements.

2. Parking

Parking area access lanes shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways.

3. Loading

Refer to Section 7.5 for loading (servicing) space requirements and Section 7.5.4 for location requirements for such loading spaces.

4. Landscaping and Screening

Refer to Table 7.6.4-1 for landscaping and screening requirements for billboards.

5. **Height**

Maximum height shall be 30 feet, unless a greater height is permitted by the Chapter 3, Sign Code, of the Tucson Code.

H. **Child Care in Residential and Office Zones**

1. **Dispersal**

A 600 foot separation between child care centers in residential zones is required. Child care centers that provide only before- and after-school programs at elementary and secondary school sites are not considered for the purposes of this separation. The separation distance is measured from property lines, except in the case of a child care center on a mixed use development site where the separation is measured from that portion of the site devoted to the child care use.

2. **Licensing**

If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided prior to issuance of a certificate of occupancy.

3. **Hours and Days of Operation**

Child care centers adjacent to R-3 or more restrictive zoning are limited in hours of operation to 6:00 a.m. to 7:00 p.m. and to operation Monday through Friday only, except as provided in Section 4.9.4.H.9, *Extended Hours for any Number of Children*.

4. **Building Setbacks**

Building setbacks may be reduced on the side of the building adjacent to R-3 or more restrictive zoning if windows are non-operable and doors are limited to alarmed emergency exit doors. (Figure 4.9-B Building Setback for Child Care in Residential and Office Zones)

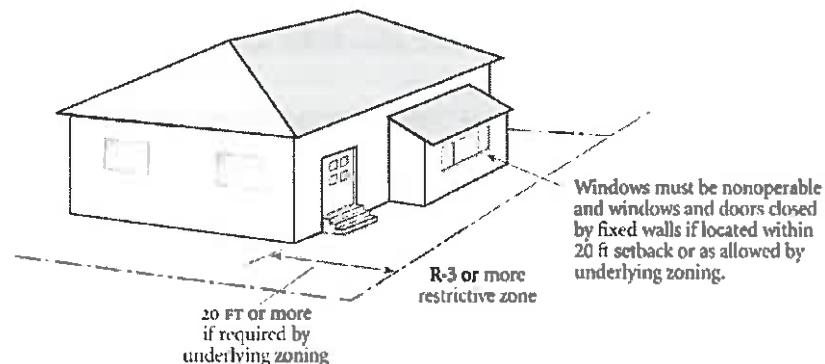


Figure 4.9-B Building Setback for Child Care in Residential and Office Zones

5. Recreation Areas

Minimum distance of outdoor recreation areas, including, but not limited to, swimming and wading pools, ball fields, and playground equipment, to any adjacent property in R-3 or more restrictive zoning shall be 25 feet. Where abutting a street or alley, the setback shall be measured to the centerline of a right-of-way. A wall shall be required between a recreation area provided on site and adjacent to R-3 or more restrictive zoning.

6. Number of Children

The maximum number of children cared for shall be as follows.

- a. 30 children.
- b. 100 children.
- c. Unlimited number of children.

7. Site Area

The minimum required site size are as follows. In no case will a site larger than ten acres be required.

- a. Six and six-tenths (6.6) acres in RH and SR.
- b. 72,000 square feet in SH and RX-1.
- c. 32,000 square feet in RX-2.
- d. 14,000 square feet in R-1, R-2, and certain specified uses in O-2.
- e. 10,000 square feet in R-3 and certain specified uses in O-3.
- f. The minimum required site size shall be equal to the minimum site size required for the zone in Section 4.9.4.H.7.a, .b, .c, or .d for the zoning district, divided by 30 and multiplied by the maximum enrollment for which the center is licensed.
- g. The minimum required site size shall be equal to 200 square feet per child, multiplied by the maximum enrollment for which the center is licensed, plus 4,000 square feet.

8. Street Frontage

The center shall front on a Major Streets and Routes (MS&R) street with no vehicular access to the site from a local street or on a local street within a nonresidential development. The street frontage requirements shall be apply to a child care center located on an elementary school site if the child care center is in conformance with the dispersal, licensing, recreational area and building setbacks, hours and days of operation limitations, and site coverage standards.

9. Extended Hours for Any Number of Children

In addition to the requirements of Section 4.9.4.H.1, .2, .3, and 8, a child care use that operates before 6:00 a.m. or after 7:00 p.m. or on Saturday or Sunday where the site is adjacent to R-3 or more restrictive zoning shall comply with the following.

a. Site Area

The minimum site size for a child care center with extended hours of operation or weekend operation shall be two and one half acres, except in RH and SR where the minimum site shall be ten acres.

b. Building Setback

The minimum building setback shall be 75 feet from a property line adjacent to R-3 or more restrictive zoning.

c. Recreational Areas

Outdoor recreational areas, including, but not limited to, swimming and wading pools, ball fields, and playground equipment, shall be screened and setback from any property line adjacent to R-3 or more restrictive zoning as follows:

- (1) A wall, as defined in screening materials, shall be required between a recreational area and the adjacent property line.
- (2) The minimum setback from the adjacent property in R-3 or more restrictive zoning shall be 100 feet. Where abutting a street, alley, drainage-way, or other right-of-way, the setback shall be measured to the centerline of a right-of-way.
- (3) A reduction to the required recreational area setback may be requested in accordance with Section 3.10, Variances, if the reduction meets the requirements set forth for special exception land uses.

d. Vehicular Use Areas

Vehicular use areas shall be designed so that no more than 50 percent of the parking spaces provided are within 50 feet of an interior property line adjacent to R-3 or more restrictive zoning.

I. Communications

1. Limited to a radio or television station, provided the buildings do not occupy more than 30 percent of the site and are set back at least 50 feet from any adjoining C-1 or more restrictive zoned property.
2. Provider's Communication Plan. Each wireless communication provider shall provide a plan of its facilities to the City prior to any application for the installation of a tower or antennae. The plan shall cover the entire city and within three miles of the city limits. The plan shall include the following.
 - a. All of the provider's existing towers and antennae, by size and type, and their coverage areas.
 - b. All presently anticipated future service areas and the types of antennae and heights desired for each of the service areas.
 - c. The various types of antennae and towers used by the provider to furnish service and when they are used. This includes drawings providing the sizes and shapes of the antennae and equipment and written materials describing their application.
 - d. The provider's policy direction for the mitigation and/or reduction of existing and proposed towers and antennae to avoid the negative proliferation of such facilities.
 - e. The provider's policy direction on the mitigation and/or the reduction of the negative visual impact created by existing or proposed towers and antennae, including any proposals to conceal or disguise such facilities designed to be architecturally and/or environmentally compatible with their surroundings.
 - f. The provider's policy direction on collocation of antennae on their own facilities or on ones from other providers or on other structures that provide the verticality required for the antennae. The policy shall also provide that the provider shall not enforce any requirement by an owner of property that would prohibit collocation.
 - g. Designation of an agent of the provider who is authorized to receive communications and notices pursuant to this section.
3. General. The following shall be applicable to all wireless communication requests.
 - a. Noninterference with Public Safety. No wireless communication transmitter, receptor, or other facility shall interfere with police, fire, and emergency public safety communications. The Director of Operations for the City is authorized to determine whether any transmitter, receptor, or other facility has interfered with public safety communications or is reasonably believed to be an imminent threat to public safety communications. Upon making that determination, the Director of Operations shall notify the Zoning Administrator and the provider responsible for that facility. The Zoning Administrator may obtain a temporary restraining order from the City Court with or without notice to enforce this section, provided a hearing is scheduled within five days of the Court's order.

- b. Any antenna or tower for which the use is discontinued for six months or more shall be removed, and the property shall be restored to its condition prior to the location of the antenna or tower, all at the expense of the provider. The City may require financial assurances to ensure compliance with this provision.
 - c. No new towers shall be permitted within 400 feet of a designated Scenic Route or Gateway Route; within a designated Historic Preservation Zone (HPZ) or Environmental Resource Zone (ERZ); or on a protected peak or ridge as identified in a Hillside Development Zone (HDZ) except as follows:
 - (1) Communication towers and antennae shall be permitted on a protected peak or ridge that was used for such facilities prior to March 3, 1997, provided any new antennae and towers do not increase the area already disturbed and the placement of any new towers in such areas is approved as a special exception through a Zoning Examiner Legislative Procedure, Section 3.4.1.G.
 - (2) New antennae may be permitted under Section 4.9.4.1.4 and .5 if they also comply with the purposes and review procedures of the overlay zone.
 - (3) New communication towers may be permitted on Gateway Routes in exceptional circumstances, provided there is no alternative and the placement is approved through a Zoning Examiner Legislative Procedure, Section 3.4.1.G.
 - d. The dimensional provisions of Article 6 as applicable to towers and antennae shall be superseded by the provisions of Section 4.9.4.1.5 and by the height and setback provisions of Section 4.9.4.1.5, .6, and .7.
 - e. All proposed wireless communication towers and antennae shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.²⁹
- 4. The following requires approval through a PDSD Director Approval Procedure, Section 3.3.4. The PDSD Director may forward the request to the Design Review Board (DRB) for design review and recommendation.
 - a. Wireless communication antennae, provided:
 - (1) The antennae are mounted on the wall or roof of a building, or concealed within an architectural or structural element of the building, not exceeding the permitted height of the building.
 - (2) The antennae and tower, or architectural or structural element, are architecturally and/or environmentally compatible with the building and general area.

²⁹ The submittal requirements in LUC Section 3.5.4.20.C.7 have not been carried forward but are recommended to be added to the administrative manual with all other submittal requirements.

- (3) Wall or roof mounted antennae are limited to six feet above the building, or to 15 feet if the antennae are mounted on top of the roof, the building is 40 feet high or taller, and no more than six feet of the antennae can be seen from any point on the street which is a distance from the building equal to the height of the building.
- b. Wireless communication antennae, provided:
 - (1) The antennae are mounted on an existing structure within public right-of-way or public property.
 - (2) The antennae are architecturally and/or environmentally compatible with the structure and general area.
 - (3) The existing structure may be extended up to ten feet in height to allow for the placement and architectural treatment of the new antennae.
 - (4) The new antennae do not substantially increase the visual mass of the existing facility.
- 5. The following requires approval through a 50' Notice Procedure, Section 3.3.5. The PDSD Director shall forward the request to the Design Review Board (DRB) for design review and recommendation.
 - a. Wireless communication antennae, provided:
 - (1) The antennae are mounted on or within a new tower or structure in a manner that conceals or disguises the antennae or new tower. For purposes of this subsection, painting may be a method of concealing or disguising a tower.
 - (2) The tower, antennae, and structure are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
 - (3) A new tower is set back at least two times the height of the tower structure from the boundary of any other property zoned residential or office.
 - (4) The tower and antennae are 50 feet or less in height.
 - b. Wireless communication antennae, provided:
 - (1) The antennae are collocated on an existing wireless communication tower.
 - (2) The antennae and tower are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
 - (3) The existing tower is set back at least the height of the tower structure from the boundary of any other property zoned residential or office.
 - (4) The existing tower may be replaced and/or extended up to six feet in height to allow for the placement and architectural treatment of the new antennae.

- (5) The maximum extension of the new antennae and associated attachments shall not exceed 36 inches as measured perpendicular to the tower at the point of attachment.
- c. Wireless communication antennae, provided:
 - (1) The antennae are mounted on a new tower or an existing structure in a manner that is designed or painted so as to minimize their visual impact.
 - (2) The tower and antenna are architecturally and/or environmentally compatible with the existing structures and general area.
 - (3) The tower is set back a minimum of 500 feet from nonindustrially zoned property except where the nonindustrially zoned property is used as an interstate highway or railroad.
 - (4) The tower and antennae are 80 feet or less in height.
- 6. The following requires approval as a special exception through the Zoning Examiner Special Exception Procedure, Section 3.4.3. The Zoning Examiner may forward the request to the Design Review Board (DRB) for design review and recommendation.
 - a. Wireless communication antennae, provided:
 - (1) The antennae are mounted on a new tower and the tower and antennae are concealed or disguised, or the antennae are collocated on an existing structure.
 - (2) The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
 - (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office.
 - (4) The tower and antennae are 50 feet or less in height.
 - b. Wireless communication antennae, provided:
 - (1) The antennae are mounted on a new tower and the tower and antennae are concealed or disguised, or the antennae are collocated on an existing structure.
 - (2) The tower and antennae are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.
 - (3) A new tower is set back at least two times the height of the structure from the boundary of any property zoned residential or office.
 - (4) The tower and antennae are 80 feet or less in height.

7. The following requires approval as a special exception through the Mayor and Council Special Exception Procedure, Section 3.4.4. The Mayor and Council may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennae, provided:

- (1) The tower or antennae are not permitted by other provisions of this section.
- (2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.
- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.
- (4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers that are located or planned for development within the proposed service area.
- (5) Notice shall be provided to all agents designated, pursuant to Section 4.9.4.I.2.g, at least 15 days prior to the date of the public hearing before the Zoning Examiner.

J. **Construction Service**

1. The use shall be setback at least 100 feet from any property line.
2. The yard shall be completely enclosed by screening a minimum of six feet in height.

K. **Entertainment**

1. A circus, carnival, or tent show shall be permitted for no longer than 15 days.
2. Circuses, carnivals, and tent shows are reviewed for compliance in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.
3. A circus, carnival, or tent show shall be setback 100 feet from the activity to the lot line of any residential use or zone.
4. Motor vehicle parking areas and bicycle facilities for a circus, carnival, or tent show shall be dust-proofed, and access to the vehicular use areas shall be identified and controlled to minimize vehicular and pedestrian conflicts.
5. The use shall be setback at least 200 feet from any property line.
6. Concerts, dances, and other similar high-noise activities shall be conducted entirely within an enclosed building or setback a minimum of 600 feet from adjacent residentially zoned property. Modification of this criterion may be permitted by the Mayor and Council through the special exception process provided:

- a. All speakers and similar sound projecting devices are oriented away from adjacent residentially zoned properties;
- b. The applicant will develop a noise mitigation plan for the use based on the specific activities proposed and the proximity of such activities to the residential property line;
- c. Noise levels are continuously monitored during the performance, and noise emission standards are enforced by a cultural use employee (or designee); and
- d. The performance ends no later than 10:00 p.m.

L. Financial Service

- 1. Limited to a maximum of three drive-through service lanes, with one restricted to drive-through automated teller machine (ATM) service only.
- 2. The use shall be setback at least 100 feet from any property line.
- 3. No non-chartered financial institution facilities, such as payday loan facilities, except where permitted as a special exception under Section 4.9.4.L.4.
- 4. Non-chartered financial institutions are reviewed and considered for approval in accordance with Section 3.4.3, *Zoning Examiner Special Exception Procedure*, and must comply with the following:
 - a. A non-chartered financial institution site shall be separated from other non-chartered financial institution sites by a distance of 320 feet.
 - b. A non-chartered financial institution site shall be located at least 500 feet, measured in a straight line, from the property line to a zone boundary line of R-3 or more restrictive zoning.

M. Food Service

- 1. Activities may be conducted outdoors. Loudspeakers or music, live or recorded, shall not be permitted within 600 feet of a residentially zoned property.
- 2. Dancing shall not be permitted. Drive-in or drive-through restaurants shall not be permitted.
- 3. Soup kitchens are not permitted.
- 4. Soup kitchens shall comply with the following standards.
 - a. The use shall be conducted within a completely enclosed building.
 - b. Seating shall be provided at 100 percent of the meal service capacity.
 - c. A waiting area shall be provided within the building for a minimum of one-half of the total number of persons to be served.
 - d. Public rest rooms shall be provided.
 - e. No other soup kitchen use shall be located within one mile.
- 5. To differentiate between a restaurant that serves alcoholic beverages and a bar that serves food, a restaurant meets the following standards.

- a. The full kitchen remains open and meals are available to patrons during all hours of operation, except as follows. Restaurants open later than 10:00 PM must keep the full kitchen open until at least 10:00 PM to maintain their classification as a Restaurant
- b. Management cannot ask for age verification (carding) for admittance to the establishment.
- c. Management cannot restrict patronage by age or sex (i.e., Ladies Night, Over 21, etc.) except for limited special services or events within certain limited areas of the establishment.
- d. A cover charge cannot be required for general admittance, except for special services or events offered within certain areas of the establishment.
- e. Management shall maintain a minimum amount of table seating at all times and not have tables removed to create a dance floor or set aside major sections of the establishment for special events.
- f. The gross revenue sale of food complies with A.R.S. § 4-205.02(G)(2)

N. Funeral Service

- 1. A crematorium shall be setback a minimum of 200 feet from any property line.
- 2. A crematorium shall be setback a minimum of 500 feet from any boundary of the site that adjoins property in a residential zone.

O. Medical Service

- 1. The use shall provide a minimum of one off-street loading space or the number of spaces required per Section 7.4, whichever is greater.
- 2. Blood donor centers shall not be permitted.
- 3. Blood donor centers shall comply with the following standards.
 - a. The site is not located in the same block as a residential zone or any elementary or secondary school or Day Care use.
 - b. The site is located at least 300 feet, measured in a straight line, from the property line to a residential zone boundary line or the property line of an elementary or secondary school.
 - c. A waiting area equal to ten percent of the gross floor area is provided.
 - d. No other blood donor center is located within 1,200 feet.

P. Medical Service in Residential and Office Zones Standards

- 1. The facility must front on a street on the Major Streets and Routes (MS&R) Plan or on a residential street, provided:
 - a. The residential street intersects a street on the MS&R Plan, and
 - b. The property is within 150 feet of a street on the MS&R Plan, measured along the residential street.

2. Minimum Setbacks.
 - a. A minimum perimeter yard of 20 feet from any interior lot line adjacent to a residential zone is required.
 - b. A minimum perimeter yard of 100 feet from any property line is required.
3. Requests to vary the provisions of this section, including setbacks for existing or new buildings, are processed in accordance with Section 3.10.1 and 3.10.3, *Board of Adjustment Variance Procedures*.
4. If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided.

Q. Major Medical Service and Outpatient Medical Service, Accessory Uses

1. The use shall be located within a principal building.
2. Access to the use shall be from within the principal building or from the interior of the development.
3. No outside display or storage of merchandise or supplies.
4. No sign associated with accessory uses shall be visible from any public street.
5. Sale of items shall be restricted to those associated with medical services.

R. Office Zone Compatibility Standards

1. Chain link fencing shall not be used to meet screening requirements.
2. Refuse areas shall be setback at least 20 feet from street property lines and interior property lines abutting a residential use or zone, except when alley pickup is approved by the Environmental Services Department.
3. Refuse areas shall be screened from the street with materials similar to those of the principal building.
4. Noise-generating equipment shall be located in an area away from adjacent residential uses or vacant residentially zoned property.
5. Vehicular access shall be from other than internal residential neighborhood streets.
6. Consolidation of parking areas and access points shall be required for sites with multiple buildings. Consolidation of parking areas and access points is encouraged for adjoining sites.
7. New construction shall be reviewed by the Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area.

S. "P" Parking Zone Standards

1. Parking shall be restricted to at or below grade. Structures to cover at-grade parking shall be permitted.

T. Personal Service

1. Laundry facilities shall not exceed 3,000 square feet of floor area.
2. An attendant shall be on the premises during all open hours.
3. No more than 24 dry cleaning units shall be permitted.
4. The maximum floor area shall be 2,000 square feet.

U. Research and Product Development

1. All land use operations, including storage, shall be housed within a completely enclosed building. Vehicular use areas do not have to be located within enclosed buildings.
2. The minimum lot size requirement shall be 10,000 square feet.
3. Every building shall be setback from property lines adjacent to residential uses or zones a distance equal to three times the height of the building.

V. Sale of Spirituous Liquor in Conjunction with Food Service Use

1. The Food Service establishment shall provide regular meal service at regularly available tables during all hours of operation or until 10:00 PM to guests for compensation. The establishment shall have kitchen facilities for keeping, cooking, and preparing foods for meals.
2. The Food Service establishment shall have 75 seats or more for the serving of meals at regularly available tables for all hours of operation. Seating at counters, in private banquet rooms, and outdoor seating shall not count toward the minimum 75 seat requirement.
3. The Food Service establishment may serve alcoholic beverages with meals; however, an area separate from the Food Service use shall not be provided with tables, counter areas, and/or booths for persons to sit at primarily for service of alcoholic beverages operating as an Alcoholic Beverage Service establishment, unless:
 - a. The Food Service establishment has 75 seats or more for the serving of meals at tables (seating at counters, in banquet rooms, and outdoor seating shall not count toward the 75 seat requirement) that are available at all hours of operation; and
 - b. The Alcoholic Beverage Service area does not exceed, in size, 25 percent of the Food Service floor area, including any Food Service outdoor area; and
 - c. The Alcoholic Beverage Service area does not have an outside public entrance separate from the main entrance to the Food Service use.
4. The Food Service establishment may serve, in addition to beer and wine, other alcoholic beverages.
5. A Food Service use with more than 75 seats for the serving of meals at tables that are available at all hours of operation may have a dance floor, provided such dance floor shall not be larger than 200 square feet. Seating at counters, in banquet rooms, and outdoor seating shall not count toward the 75 seat requirement.

6. Signs shall not be permitted in or on a window or on the exterior of any building or structure within the project that is visible from a public street or adjacent residentially zoned property identifying or advertising the Alcoholic Beverage Service use or the sale of spirituous liquors.
7. Alcoholic beverages shall not be provided with drive-in or drive-through services.
8. Alcoholic Beverage Service may be provided outdoors if the outdoor area is a minimum of 100 feet from residentially zoned property excluding public right-of-way, or is separated by a building from adjacent residentially zoned property. If the use is within 600 feet of a residential zone, no loudspeakers or music, live or recorded, shall be permitted.
9. A Food Service establishment that is located within 300 feet of a residential zone, excluding public right-of-way, measured in a straight line from the licensed premises to the zone boundary line of R-3 or more restrictive zoning may serve alcoholic beverages upon conformance with the following conditions:
 - a. The applicant is required to submit a mitigation plan to the PDSD Director that will be reviewed in accordance with Section 3.3.5, 300' Notice Procedure. The mitigation plan shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking, and access to adjacent neighborhoods, but shall not address issues that are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area or the hours of liquor sales.
 - b. If the use is operated in a manner that violates the mitigation plan or conditions for permitting the use or causes adverse land use impacts, the use may be suspended or terminated in accordance with Section 10.5.

W. Technical Service

1. Gross floor area shall be limited to a maximum of 1,500 square feet.
2. Gross floor area shall be limited to a maximum of 3,500 square feet.

X. Trade Service and Repair

1. Major

If located within 30 feet of a residential use or zone, the building walls shall have no openings, other than non-opening windows, within 30 feet of the adjacent residential use or zone boundary line.

2. Minor

Use shall exclude the repair and replacement of upholstery and the repair of burglar alarms and motor vehicle stereos.

Y. Transportation Service, Air Carrier

1. The minimum site area shall be as required by the Federal Aviation Agency (FAA) for the airport facility. The site area shall not be less than permitted by the underlying zoning.
2. The Mayor and Council may restrict the number of flights and hours of operation due to the proximity and intensity of noise-sensitive land uses.
3. The runway length required for safe operation shall be as shown in the flight manual of the largest aircraft to use the site and an additional 240 feet at each end of the runway.
4. The runway width shall be 240 feet centered on the runway.

Z. Travelers' Accommodation, Campsite

1. The use shall be in conjunction with, and within, a mobile home park.
2. The overall number of mobile home spaces and campsites shall not exceed the overall density permitted for the mobile home park.
3. The campsite area shall not be located adjacent to a non-mobile home residential zone.
4. Access to the area shall be through the mobile home park.
5. The area shall comply with the mobile home park development standards.
6. No more than 25 percent of the total spaces in the mobile home park can be used for the campsite use.

AA. Travelers' Accommodation, Lodging and Accessory Uses

1. The minimum distance to any public street shall be one 100 feet.
2. Outside entrances shall not face any public street.
3. The use shall be operated for the convenience of the guests.
4. When the Alcoholic Beverage Service use is provided in an area set aside from the Food Service area, such as a bar or cocktail lounge, that area of the Alcoholic Beverage Service use shall not have an outside public entrance separate from the entrance to the principal use.
5. The total area of retail and service establishments shall not exceed five percent of the total floor area.
6. Animal-Related Uses.
 - a. No more than one animal for each 10,000 square feet of site area.
 - b. No stable or corral shall be located within 100 feet of any property line or within 300 feet of any existing buildings on an adjacent property at the time of the improvement.
 - c. No stable or corral shall be located or maintained closer than 50 feet to any property line or closer than 100 feet to any school, park, public street (excepting an alley), or dwelling on adjoining properties.
7. Travelers' Accommodation, Lodging, shall have at least 50 rooms for transient lodging.

8. Alcoholic Beverage Service may be provided outdoors if the outdoor area is a minimum of 100 feet from residentially zoned property or is separated by a building from adjacent residentially zoned property. If the use is within 600 feet of a residential zone, no loudspeakers or music, live or recorded, shall be permitted.
9. Alcoholic beverages shall not be provided with drive-in or drive-through services.
10. No alcoholic beverages, except beer and wine, shall be served.
11. Signs shall not be permitted in or on a window or on the exterior of any building or structure visible from a public street or from adjacent residentially zoned property identifying or advertising the Alcoholic Beverage Service use or the sale of spirituous liquors.
12. Large Bars are prohibited.
13. Soup Kitchens are prohibited.

4.9.5. INDUSTRIAL USE GROUP

A. Craftwork Manufacturing

1. The area devoted to the use shall not exceed 25 percent of the gross floor area or 1,000 square feet, whichever is less.
2. The products manufactured on site shall be sold at retail on the premises.
3. The products manufactured on site shall be limited to leather-craft, jewelry, and clothing.

B. Extraction

1. The use shall be setback at least 300 feet from any property line, except that the use may be closer than 300 feet to an abutting I-2 zoned parcel with the written consent of the owner of the abutting property.
2. The generation of dust shall be minimized.

C. Manufacturing and Industrial (Includes General, Heavy Equipment, Precision, and Primary Manufacturing Land Uses)

1. The manufacturing activity shall be located on the same lot or site with the permitted use.
2. Access shall be from a street. Access from an alley shall also be permitted, provided the alley is at least 20 feet wide; it is paved for its entire block length; and zoning on both sides of the alley for its entire length within the block is not residential or office.
3. Reserved.
4. Manufacturing uses shall be conducted wholly within completely enclosed buildings.
5. All work and activity in connection with, and accessory to, a manufacturing use, such as loading and unloading areas, docks, and platforms, shall be located entirely within a building or an area on the lot that shall be enclosed on all sides by a solid wall or fence six feet in height. Such loading and unloading areas, docks, and platforms shall be located as far from any surrounding residential uses or zones as is reasonably possible.
6. The manufacturing and allied uses and activities shall be conducted in conformance with the following use specific standards:
 - a. Noise: The sound level of any individual operation shall not exceed the levels permitted in Chapter 16, Section 16-31, Noise Ordinance, of the Tucson Code.
 - b. Smoke: Smoke emission from any source shall not exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted that is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four minutes in any 30 minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, shall be the standard.

- c. Glare or Heat: Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines.
 - d. Odors: Emission of odorous gases or other odorous matter shall not be permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.
 - e. Vibration: No vibration shall be permitted that is discernible beyond the property lines to the human sense of feeling for a duration of three minutes or more in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of 30 seconds or more in any one hour between the hours of 7:00 p.m. and 7:00 a.m.
 - f. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution: No emission shall be permitted that can cause damage to health, animals, vegetation, or other forms of property or that can cause any excessive soiling of the air.
 - g. Liquids and Solid Waste: No waste shall be discharged into the streets, drainage-ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.
 - h. Illumination: Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Tucson Code, Chapter 6, (Outdoor Lighting Code).
7. Soap manufacturing shall be limited to cold process only.
8. Outdoor storage, when permitted, shall not be located in a street perimeter yard. Outdoor storage areas shall be screened in accordance with Section 7.6, Landscaping and Screening. No materials or products shall be stacked or stored to exceed the height of the screen within 50 feet of an adjoining residential zone or street. Outdoor display of finished products shall be permitted within a street perimeter yard in an area limited to ten percent of the site area or 10,000 square feet, whichever is less. Such display area shall not encroach into required landscape buffer areas. Outdoor storage in the P-1 zone shall be limited to 25 percent of the site area.
9. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted:
- a. In the C-2 Zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5.
 - b. In the C-3 Zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5.

10. The accessory use is limited to:
 - a. Those products that are wholesaled, manufactured, or stored on the premises; and,
 - b. No more than 25% of the total area, but not to exceed 2,500 square feet.

D. Motion Picture Industry

1. Buildings and structures shall be setback at least 100 feet from the boundary of the site.

E. Perishable Goods Manufacturing

1. The manufacturing of fish or meat products, sauerkraut, sugar beets, vinegar, and yeast and the rendering or refining of fats and oils shall not be permitted.
2. Slaughterhouses, meat packing plants, fertilizer yards, and plants for the reduction of animal matter shall not be permitted.
3. The building setback shall be at least 300 feet from any property line.
4. The area devoted to the accessory land use is limited to a maximum of 33 percent of the gross floor area.
5. The accessory land use shall be limited to baked goods and confectionery products.
6. The accessory land use shall be limited to the manufacturing of beer, "microbrewery."
7. The area devoted to the accessory land use shall not exceed 25 percent of the gross floor area or 1,000 square feet, whichever is less.
8. The products manufactured on site shall be sold at retail on the premises.
9. Accessory Manufacturing uses to Commercial Services, Retail Trade, or Wholesaling Use Groups, are permitted in the:
 - a. In the C-2 Zone, limited to 25% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 25% of the gross floor area if the use complies with Section 4.9.5.
 - b. In the C-3 Zone, limited to 33% of the gross floor area except as follows. Accessory manufacturing uses may occupy more than 33% of the gross floor area if the use complies with Section 4.9.5.

F. Radioactive Materials Restrictions

1. Manufacturing activities involving the use, storage, or disposal of radioactive material shall be prohibited, except as permitted below.
2. Radioactive material that does not become an integral part of the manufactured product or is exempt from the licensing requirements of, or is permitted under, a general license issued by the Arizona Atomic Energy Commission or its legally established successor, may be used, stored, or disposed of as part of a manufacturing activity.
3. Radioactive material may be used in medical diagnosis and therapy or in medical, educational, or industrial research and development.

G. Salvaging and Recycling

1. Salvaging and Recycling shall be limited to recycling collection bins only.
2. All salvaging and recycling activities and storage shall occur within an enclosed building.
3. Salvaging and Recycling shall be limited to empty household product containers, such as, but not limited to, aluminum cans, glass and plastic bottles, and newspaper.
4. Junkyards, salvaging of motorized vehicles, such as cars, trucks, airplanes, and similar vehicles; salvaging of hazardous materials; and landfills shall not be permitted.
5. Salvaging and Recycling shall be restricted to collection of recycling materials.
6. In addition to the requirements of Section 7.6, Landscaping and Screening, there shall be a screen wall at least six feet in height between this use and any residential zone.
7. The household goods donation center shall be located in a permanent building staffed by an attendant who remains on the premises during the center's hours of operation.
8. Security procedures or physical barriers shall be provided to prevent after-hours drop-off of donated items and to prohibit nighttime access to these items.
9. The applicant shall submit a security management plan that describes the operation of the center, to the Zoning Administrator for review and approval. The plan shall include: the days and hours of operation for the center; descriptions of the planned security procedures and/or physical barriers planned to prohibit both vehicular access when the center is closed and outside storage when the center is closed; the outdoor lighting schematic; and the operational procedures planned to implement the security management plan. Any changes or amendments to the security management plan shall be filed with and approved by the Zoning Administrator. If the use is operated in a manner that violates the security plan or conditions for permitting the use, the use may be suspended in accordance with Section 10.5.
10. Signs shall be posted on the site providing the days and hours of operation and stating that donations are not to be left after the center has closed.

11. One drive-through service lane may be provided for customer drop-off of donated items.
12. The household goods donation center shall be located on, and have access from, either a street designated as an arterial street in the Major Streets and Routes Plan (MS&R) or a local street in a commercial or industrial park that has direct access to an arterial street.

4.9.6. RECREATION USE GROUP

A. Golf Course

1. Standards for Permitted and Special Exception Land Uses

- a. At least nine holes are required.
- b. There must be at least 75 feet between a tee and its hole.
- c. A tee and cup must be at least 100 feet from any property line.
- d. A driving range shall be placed so that flying balls are directed toward the interior of the site.
- e. Subject to lighting requirements, Section 4.9.13.C.
- f. Activities may occur outdoors.

2. Standards for Accessory Uses to Golf Courses

a. Alcoholic Beverage Service

- (1) Permitted only as part of, and in conjunction with, a Food Service use. All requirements for dispensing alcoholic beverages listed for Food Service, Section 4.9.6.A.2.b, are apply.
- (2) The Alcoholic Beverage Service area may not have a separate outside entrance. Access shall be through the Food Service use area.
- (3) Large bars are not permitted.

b. Food Service

- (1) The Food Service establishment shall have kitchen facilities for keeping, cooking, and preparing foods for meals.
- (2) Food Service establishments with at least 75 seats for dining at regularly available tables may operate a cocktail lounge or bar to sell all spirituous liquors for on-premises consumption.
- (3) Soup kitchens are not permitted.

c. Personal Service and General Merchandise Sales

- (1) Personal Service and General Merchandise Sales shall be integrated into the main building associated with the principal use, such as a clubhouse or registration office. Access shall be from within such main building.
- (2) No sign associated with the Personal Service or General Merchandise Sales shall be visible from the exterior of the building.
- (3) General Merchandise Sales shall be limited to the sale of items related to the principal use only.

d. In Addition to Section 4.9.6.A.1, .2, and .3, the Following Requirements Apply

- (1) The minimum distance to any public street shall be 100 feet.
- (2) Outside entrances shall not face any public street.
- (3) The use is operated for the convenience of the users of the Golf Course.

4.9.7. RESIDENTIAL USE GROUP

A. Artist Studio/Residence in I-1

1. The use shall be limited to buildings in existence on February 25, 1991, within the designated artist studio/residence area as defined in Section 11.4.
2. The use shall not displace existing industrial uses.
3. The appearance and structural integrity of the building shall be preserved or enhanced.
4. Residential use of the property shall be incidental and accessory to the artist studio use, with no greater than 50 percent of the floor area devoted to the accessory residential use.
5. The accessory residential use shall be occupied by an artist who is also the occupant of the principal artist studio use.
6. Adequate measures shall be provided to assure the health, safety, and welfare of the occupants in relation to any industrial process, use, or storage carried out in the artist studio/residence or on adjacent properties.
7. The use shall not impair or interfere with the continued industrial use of adjacent properties or with the purposes of the industrial zone.

B. Family Dwelling

1. Both dwellings shall be under the same ownership and on the same parcel.
2. Both dwellings shall comply with the development standards listed in Art. 6.
3. One dwelling shall be at least 25 percent smaller than the other dwelling.
4. The dwellings may be attached or detached.
5. A manufactured housing unit shall not be considered a dwelling for the purposes of this section, unless it is located in a subdivision recorded after January 1, 1982, and not located in a re-subdivision of any subdivision recorded prior to January 1, 1982.
6. A manufactured housing unit shall not be considered a dwelling for the purposes of this section, unless the following standards are met or a subdivision plat that has been clearly identified for manufactured housing has been approved and permits for manufactured homes have been issued for 25 percent or more of the lots prior to December 27, 2000.
 - a. It is placed on an excavated and backfilled foundation (ground set). If the home is located in a floodplain, the bottom of the lowest floor joist shall be a minimum of one foot above the 100 year/base flood elevation, and the foundation of the home shall be placed on the fill.
 - b. No more than eight inches of perimeter skirting wall shall be visible from the street frontage of the property. The perimeter skirting wall shall match the exterior color of the home.
 - c. The exterior siding materials shall be either hardboard, vinyl, or stucco.

- d. Concrete or masonry steps shall be provided for the entry on the street side of the dwelling.
 - e. All entry doors on the street side of the dwelling shall be inward-swinging doors.
 - f. The roofing style and materials shall be either flat roof (Pueblo), steel rib roof, or shingle or tile roof with a 3:12 roof pitch or greater. All pitched roofs, except those that are disguised by a parapet, shall have a minimum six inch eave on all sides of the dwelling.
7. For any new single family dwelling in the R-1 zone with five bedrooms, three parking spaces are required. For every bedroom over five, one additional space is required for each bedroom. For all single family dwellings in the R-1 zone with five (5) or more bedrooms, and for all lots containing two (2) or more single family dwellings, with the second dwelling having more than one bedroom, all parking must be located on-site, either in a side or rear perimeter yard. Parking spaces may not be located in a vehicular use area in any front street perimeter yard. A parking area is not required to be developed to a commercial standard. A dustproof parking surface is required to at least a minimum of two inches of compacted pea gravel. An existing covered residential parking area may be used.
8. If there is one or more dwelling(s) on a lot, all dwellings on a lot are considered to be one dwelling for the purpose of determining whether there is a group dwelling. If there are five (5) or more unrelated persons residing on the lot, it is a group dwelling that is not permitted.
9. Subject to the requirements of this Section 4.9.7.B.9, any group dwelling use existing prior to February 15, 2012 shall be treated as a lawful nonconforming use and structure in accordance with UDC Article 9, Nonconformities, except as otherwise expressly provided in this Section and in Tucson Code Section 16-37. A protected development right plan approved by the Mayor and Council prior to the enactment of this Ordinance shall be treated as a nonconforming use for a maximum number of unrelated persons equivalent to the number of bedrooms on the approved plan.
- a. The right to treatment as a nonconforming use or structure under this Section shall be established by the following:
 - (1) evidence that the property was registered as a rental property as required by A.R.S. §33-1902 on or before February 15, 2012, or is otherwise timely registered as required by that statute; and
 - (2) evidence acceptable to the Zoning Administrator that establishes the maximum number of unrelated persons to whom the dwelling was leased pursuant to subsection (a) above. Such evidence may include executed leases, tax records, an approved protected development right plan as described in this section, or other documentation. An executed lease that was executed during the calendar year 2009, 2010, or 2011 shall be sufficient under this subsection to establish the number of persons to whom the dwelling was leased.

- b. If a group dwelling is established for treatment as a lawful nonconforming use as provided in subsection (1) above, the maximum number of unrelated persons to whom the dwelling may be leased shall be that number established by the evidence provided under subsection (1)(b) above.
 - c. Notwithstanding the provisions of LUC Section 5.3.6.1.A.2, an established nonconforming use under this Section 3.5.7.1.l shall not be deemed abandoned or lost based upon the leasing of the dwelling after February 15, 2012 to less than five unrelated persons, to related persons, or to a single family; or upon the failure to lease the dwelling, provided that it is continually registered as a rental property as described under A.R.S. §33-1902.
 - d. The nonconforming use under this Section 3.5.7.1.l may be suspended or lost as provided in LUC §5.3.6.1.A.2 if it is declared a public nuisance by court order pursuant to Tucson Code §16-37.
 - e. To the extent any of the provisions of Tucson Code Section 16-37 or this Section 3.5.7.1.l conflict with LUC Section 5.3.6 relating to the discontinuance or abandonment of a nonconforming use, the provisions of this Section and Tucson Code Section 16-37 shall control.
- 10. Occupancy of a dwelling by five (5) or more unrelated persons is a group dwelling and is not permitted.
- 11. The following standards apply to family dwellings in the Rio Nuevo District:
 - a. The maximum density is 17 units per acre;
 - b. A minimum lot size of 2,500 square feet is required;
 - c. The maximum permitted lot coverage is 90%;
 - d. A minimum perimeter yard equal to one and one-half (1½) times the height of the proposed exterior building wall is required from a property line adjacent to a residential zone; and,
 - e. A perimeter yard is not required from a property line adjacent to a nonresidential zone.
- C. **Family Dwelling or Mobile Home Dwelling as Accessory Use in Industrial Zones**
 - 1. The dwelling is permitted as an accessory use to an Industrial, Wholesaling, or Storage Use in the P-1, I-1, and I-2 zones.
 - 2. Restricted to one single-family or mobile home dwelling for a caretaker of the principal use.
 - 3. The dwelling shall conform to the development standards for the principal use.

- D. Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling as follows:**
1. Home Occupation: General Application is permitted in all zones subject to 4.9.7.E.
 2. Home Occupation: Group Dwelling is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, & C-1 subject to: 4.9.7.F.1, .2, & .3.
 3. Home Occupation: Day Care is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, O-1, O-2, O-3, & C-1 subject to: 4.9.7.D.
 4. Home Occupation: Travelers' Accommodation, Lodging is permitted in IR, RH, SR, SH, RX-1, RX-2, R-1, MH-1, O-1, O-2, & NC subject to: 4.9.7.G.1, .5, .6, .7, .8, .9, .10, .11, & .12.
 5. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-2 & MH-2 subject to: 4.9.7.G.2, .5, .6, .7, .8, .9, .10, .11, & .12.
 6. Home Occupation: Travelers' Accommodation, Lodging is permitted in R-3 & O-3 subject to: 4.9.7.G.4, .5, .6, .7, .8, .9, .10, .11, & .12.
 7. Home Occupation: General Farming is permitted in C-2 & C-3 subject to: 4.9.2.A.1.a, 3.a & 4.9.2.B.1.
- E. Home Occupation, Day Care: Permitted in Office, Residential, NC and C-1 zones:**
1. A home occupation shall be clearly secondary to the residential use of the dwelling.
 2. A home occupation shall be conducted in such a manner that it is compatible with the residential character of the neighborhood in which it is located.
 3. Goods related to the home occupation shall not be visible from the street.
 4. Goods shall not be sold on the premises.
 5. Except for permitted signage, the home occupation use shall not substantially alter the exterior appearance or character of the residence in which it is conducted, either by exterior construction, lighting, graphics, or other means.
 6. No more than one sign shall be visible from the exterior of the property used as a home occupation. The sign shall not exceed one square foot in size. Signs shall also conform to Chapter 3 of the Tucson Code.
 7. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or mechanical equipment that causes fluctuations in line voltage, creates any interference in either audio or video reception, or causes any perceivable vibration on adjacent properties is not permitted.
 8. No more than five clients per day, and only one client at a time, shall be permitted on site.
 9. No more than one full-time equivalent person not residing on the premises shall be employed in the day care use.

10. During the hours of activity of the day care use, there is no limit on the amount of floor area devoted to this use.
11. Outdoor activities and equipment associated with the use shall be permitted and shall be screened by a five foot fence, wall, or hedge where adjoining R-3 or more restrictive zoning.
12. Hours of operation shall be noted on the application, and those hours of operation shall not create an adverse impact on adjoining residences.
13. Any vehicle used in conjunction with the day care use shall be limited to a passenger car, van, or pickup truck.
14. The day care use shall be approved and licensed by the Arizona Department of Health Services prior to final approval.

F. Home Occupation (General) Accessory to any Mobile Home or Family Dwelling:

1. A home occupation shall be clearly secondary to the residential use of the dwelling.
2. A home occupation shall be conducted in such a manner that it is compatible with the residential character of the neighborhood in which it is located.
3. No more than 25 percent of all buildings on the lot may be devoted to the home occupation. A detached accessory building of not more than 200 square feet in area may be used for such home occupation.
4. Persons other than those residing in the dwelling shall not be employed in the home occupation, except that one nonresident of the premises may be employed in the IR, RH, SR, SH, O-2, O-3, NC, C-1, C-2, C-3, OCR-1, and OCR-2 zones.
5. Goods related to the home occupation shall not be visible from the street.
6. Goods shall not be sold on the premises.
7. Outdoor storage of materials or equipment related to the home occupation activity shall be not permitted on the premises.
8. Except for permitted signage, the home occupation use shall not substantially alter the exterior appearance or character of the residence in which it is conducted, either by exterior construction, lighting, graphics, or other means.
9. No more than one sign shall be visible from the exterior of the property used as a home occupation. The sign shall not exceed one square foot in size. Signs shall also conform to Chapter 3 of the Tucson Code.
10. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or mechanical equipment that causes fluctuations in line voltage, creates any interference in either audio or video reception, or causes any perceivable vibration on adjacent properties is not permitted.
11. No more than five clients per day, and only one client at a time, shall be permitted on site.
12. Motor vehicle and bicycle parking shall not be required for home occupation - general application. The home occupation may involve the use of no more

than one commercial vehicle for the transportation of goods or materials to and from the premises. The commercial vehicle shall be limited to a passenger car, van, or pickup truck. This vehicle shall not be more than 20 feet in overall length and not more than seven feet in overall height and shall be parked on private property in a carport or garage or shielded from view from adjoining properties by landscaping, fencing, or screening material. Motor vehicle and bicycle parking necessitated by the conduct of such home occupation shall be provided on site.

13. Automotive - Service and Repair, hair salon, and Medical Service uses shall be prohibited as home occupations.
14. Home occupations require review and consideration for approval in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.

G. Home Occupation, Group Dwellings:

1. Room and board shall be provided to not more than two persons in the Family Dwelling who are not members of the family or household in the IR, RH, SR, SH, RX-1, RX-2, MH-1 Zones. Room and board shall be provided to not more than four persons in the Family Dwelling who are not members of the family or household in the R-2 or MH-2 zones.
2. Meals shall be served only to roomers or boarders residing in the Family Dwelling. Separate cooking facilities in guest rooms shall be prohibited.
3. Parking is required for Group Dwellings in accordance with Section 7.4.4.

H. Home Occupation, Travelers' Accommodation, Lodging:

1. Accommodations are permitted for up to four guests for a maximum stay of 14 days. No more than two sleeping rooms shall be used to accommodate guests.
2. Accommodations are permitted for up to eight guests for a maximum of 14 days. No more than four sleeping rooms can be used to accommodate guests.
3. Accommodations are permitted for up to 12 guests for a maximum stay of 14 days. No more than six sleeping rooms can be used to accommodate guests.
4. Accommodations are permitted for up to 20 guests for a maximum stay of 14 days. No more than 10 sleeping rooms can be used to accommodate guests.
5. Meals can be served only to guests staying in the facility. Separate cooking facilities in guest rooms are prohibited.
6. The PSDS Director shall determine whether the building and site improvements are compatible with the surrounding residential area. The Design Review Board (DRB) reviews all applications, except those involving properties within the Historic Preservation Zone (HPZ), for compatibility and make recommendations to the PSDS Director. The DRB reviews architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. Applications in an HPZ are reviewed for compatibility in accordance with Section 5.8.5, *Development Review Required*.

7. No more than one full-time equivalent person not residing on the premises may be employed in the home occupation use.
8. No more than one sign shall be visible from the exterior of the property used as a home occupation. The sign shall not exceed one square foot in size. Signs shall also conform to Chapter 3 of the Tucson Code.
9. Outdoor activities and equipment associated with the use are permitted and shall be screened by a five foot fence, wall, or hedge when abutting R-3 or more restrictive zoning.
10. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or mechanical equipment that causes fluctuations in line voltage, creates any interference in either audio or video reception, or causes any perceivable vibration on adjacent properties are not be permitted.
11. This use may involve the use of no more than one commercial vehicle for the transportation of persons or materials to and from the premises. The commercial vehicle is limited to a passenger car, van, or pickup truck. This vehicle shall be parked on private property in a carport or garage or shielded from view from abutting properties by landscaping, fencing, or screening material. Motor vehicle and bicycle parking as required for Travelers' Accommodation, Lodging, shall be in addition to that required for the residential use.
12. If Home Occupation, Group Dwelling and Home Occupation, and/or Travelers' Accommodation, Lodging, occur on the same site, the total number of guests, roomers, and boarders shall not exceed the number of guests permitted for that zone.
13. The minimum required lot size is 10,000 square feet.
14. Motor vehicle and bicycle parking shall be provided in accordance with Section 7.4.4 and 7.4.8, respectively, for Travelers' Accommodation, Lodging. Variances shall not be granted from the number of required parking spaces.

I. Accessory Uses in Mobile Home Parks with 100 Spaces or More

1. Child Day Care (subject to 4.9.7.D. 1-5), Food and Beverage Sales (limited to a delicatessen or snack bar), General Merchandise Sales, and Personal Services (limited to a coin-operated laundry or pick-up station for dry cleaning) are permitted as accessory uses in accordance with the following:
 - a. The use is located in the social or recreation center of the park.
 - b. The social or recreation center is located 50 feet or more from any interior lot line of the mobile home park and 100 feet or more from any street lot line bounding the mobile home park.
 - c. The accessory use does not occupy more than 25 percent of the floor area of the social or recreation center.
 - d. No merchandise or supplies shall be stored or displayed outside the building.
 - e. Exterior signs or public advertising are prohibited.
2. Vehicle rental and sales of model units in the mobile home park are permitted as accessory uses in accordance with the following:
 - a. Each model home shall have the same setback and spacing requirements as other units.
 - b. The number of spaces allotted for model homes shall be no more than five percent of the total spaces in the mobile home park.
 - c. Exterior display or advertising is limited to one sign. The sign may not exceed six square feet at each model, be over six feet in height nor be illuminated.
3. Recreational vehicles may occupy no more than 25% of the existing spaces designed for mobile homes provided:
 - a. The mobile home park is in an MH-2 zone, or the mobile home park was built prior to July 1, 1995.
 - b. The rental lease is for no less than a one-month duration.

J. Residential Care Services

1. A Rehabilitation Service or Shelter Care use shall not be located within 1,200 feet, in any direction, from another Rehabilitation Service or Shelter Care use. The applicant for such use shall provide an inventory of such uses within 1,200 feet of the site prior to the establishment of the use.
2. Other Services:
 - a. Accessory treatment, including counseling or other types of meetings, is not permitted for nonresidents of the facility.
 - b. Accessory treatment, including counseling or other types of meetings, is permitted for nonresidents of the facility, if limited to 25 percent of the gross floor area of the facility.
3. Maximum Number of Residents.
 - a. Care is permitted for a maximum of ten residents.

- b. Care is permitted for a maximum of 15 residents.
 - c. Care is permitted for a maximum of 20 residents.
 - d. Care is permitted for an unlimited number of residents.
- 4. If licensing is required by the State of Arizona for the use, proof of such licensure is required.
- 5. Prior to the establishment of a Rehabilitation Service or Shelter Care in an industrial zone, applicants for the use shall provide to the PDSD a report and site environs analysis for the facility indicating that adequate measures are provided to assure the health, safety, and welfare of the residents of the facility in respect to any industrial process, use, or storage carried out on the site or on adjacent properties.
- 6. The site shall be located at least 500 feet, measured in a straight line, from the property line to a zone boundary line of R-3 or more restrictive zoning.
- 7. The minimum required lot size is three acres. The maximum permitted lot coverage is 50 percent. Minimum setback from all interior lot lines adjoining residential zoning shall be 25 feet.
- 8. The minimum required lot size is one and one-half acres. The maximum permitted lot coverage is 60 percent. The minimum required setback from all interior lot lines adjoining residential zoning is 20 feet.
- 9. The minimum required lot size is 20,000 square feet.

4.9.8. RESTRICTED ADULT ACTIVITIES USE GROUP

A. Restricted Adult Activities

1. The adult establishment shall not be less than 1,000 feet from any church, school, public playground, park, or neighborhood recreation property line.
2. The adult establishment shall not be less than 1,000 feet from any residential use property line or residential zone boundary line.
3. The adult establishment shall not be less than 1,000 feet from the premises of any other adult entertainment enterprise.
4. The adult establishment requires approval in accordance with Section 3.3.3, *PDSD Director Approval Procedure*.
5. The land use activity shall occur within an enclosed building.
6. In the I-1 zone, all activity, including the display of any retail items, shall occur within a completely enclosed building and shall not be visible from the exterior.³⁰

³⁰ From 2.7.2.2.F – first sentence.

4.9.9. RETAIL TRADE USE GROUP

A. Food and Beverage Sales

1. One building is permitted.
2. The maximum permitted area of the stand is as follows:
 - a. 3,000 square feet.
 - b. 750 square feet.
 - c. 200 square feet.
3. Only the sale of farm products grown or produced on the premises is permitted.
4. The building must be at least 20 feet from any property line.
5. The minimum setback from any street intersection is 150 feet.
6. The parking area shall be setback a minimum of 45 feet from the property line.
7. The minimum required parking area is 800 square feet.
8. The maximum width of the entry to the parking area is 30 feet.
9. If the stand is open more than six months per calendar year, the vehicular use area must be surfaced in accordance with Section 7.4.6.I. If open a shorter time, these areas shall be maintained to minimize dust.
10. The maximum permitted floor area is 4,000 square feet.
11. The following standards apply to retail establishments:
 - a. The maximum permitted floor area is 100,000 square feet of floor area. The 100,000 square feet of floor area includes gross floor area, outdoor storage areas, and any outside area that provides associated services to the public, such as, but not limited to, outdoor merchandise display, snack bars, etc. The floor area does not include motor vehicle parking or loading areas. For the purposes of determining the applicability of the 100,000 square foot floor area maximum, the aggregate square footage of all adjacent stores, which share cashiers, management, a controlling ownership interest, and storage areas, shall be considered one establishment, e.g., a plant nursery associated with a general merchandise store, such as a home improvement store.
 - b. Establishments greater than 100,000 square feet of floor area (Large Retail Establishments) are considered for approval in accordance with the special exception land use procedure in accordance with the applicable zone.

B. General Merchandise Sales

1. Outdoor display or storage of fertilizer, manure, or other odorous material shall be located at least 30 feet from any interior lot line.
2. The maximum floor area shall be 2,000 square feet.
3. Fuel dispensing locations shall be limited to a maximum of 12.
4. The following standards shall apply to retail establishment (store).
 - a. A retail establishment (store) shall be limited to a maximum of 100,000 square feet of floor area. The 100,000 square feet of floor area includes gross floor area, outdoor storage areas, and any outside area that provides associated services to the public, such as, but not limited to, outdoor merchandise display, snack bars, etc. The floor area shall not include motor vehicle parking or loading areas.
 - b. For the purposes of determining the applicability of the 100,000 square foot floor area maximum, the aggregate square footage of all adjacent stores that share checkstands, management, a controlling ownership interest, and storage areas shall be considered one establishment, e.g., a plant nursery associated with a general merchandise store, such as a home improvement store.
 - c. Establishments greater than 100,000 square feet of floor area (Large Retail Establishments) shall be considered through a special exception land use process as provided in the applicable zone.

C. Heavy Equipment Sales

1. Any area used for the display or storage of heavy equipment shall be surfaced with a hard, durable, dustproof material.
2. Any lights used to illuminate outdoor activity shall be arranged so as to reflect the light away from adjacent residential uses or zones.

D. Large Retail Establishment Design Standards

Large Retail Establishments shall be subject to the following use specific standards. Variances from the standards shall not be permitted; however, if one or more of the standards cannot be met, the applicant may request approval through the special exception land use process where there is substantial compliance with this section.

1. Site Design and Relationship to Surrounding Community

a. Vehicular Access

The project shall provide safety and protection to adjacent residential uses by having motor vehicle access from a major street as designated by the adopted Major Streets and Routes (MS&R) Plan. Access can also be provided from a street that is not designated by the MS&R Plan, provided it can be shown that any negative impacts on residential uses or residentially zoned properties can be mitigated.

b. Buffers

The project shall provide visual and noise buffers where the site is adjacent to a residential use or residentially zoned property. This can be accomplished by providing a minimum building setback of at least

200 feet from a residential use or residentially zoned property that is adjacent to the site. An eight foot high, or higher, masonry screen wall and at least a 20 foot wide landscape buffer shall be provided adjacent to the site property line where it adjoins a residential use or residentially zoned property. The landscape buffer shall be placed on the inside of the screen wall and shall include, in addition to shrubs and groundcover, canopy trees at 20 to 30 foot intervals depending on the separation needed for the tree canopies to touch at maturity to form a noise, light, and visual screen above the screen wall. No other uses, such as, but not limited to, parking or storage, shall be permitted within the landscape buffer area.

c. Outdoor Storage Areas

The project shall mitigate visual and noise impacts on residential uses, residentially zoned properties, and streets that may be adjacent to the site from outdoor storage areas (when permitted by the zone district requirements). The mitigation can be accomplished by locating these areas on-site and at least 200 feet from any residential use or residentially zoned property that is adjacent to the site. The areas should be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The screen shall be at least 8 feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. Storage materials shall not be visible above the screen wall. It is preferred that these outdoor storage areas be placed between buildings in a manner that would allow the buildings to act as screens.

d. Trash Collection Areas

The project shall mitigate visual and noise impacts on adjoining residential neighborhoods and streets from trash collection areas by locating these areas on-site and at least 200 feet from any residential use, residentially zoned property, and street that is adjacent to the site. The areas shall be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. Screening and landscaping of these areas shall conform to the predominant materials used on the site. The screen shall be at least eight feet high and of masonry construction to assure the highest level of noise abatement and to confine any loose papers, cartons, and other trash. It is preferred that these trash collection areas be placed between buildings to allow the buildings to act as screens. No trash shall be removed between 4:00 p.m. and 9:00 a.m. as part of scheduled trash collection.

e. Pedestrian Flow

The project shall provide pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development to project a friendly, inviting image. Sidewalks shall be at least eight feet wide and unobstructed and shall connect the public street sidewalks, the main entrances to the stores, transit stops on- or off-site, and other

buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods. Sidewalks shall be provided along the full length of any building where it adjoins a parking lot. Sidewalks shall have an associated three foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least 65 to 75 percent of the sidewalks during the major part of the day (shadow pattern needs to be taken into consideration).

f. Central Features and Community Spaces

The project shall provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street. Customer drop-off/pick-up points that may be provided should also be integrated into the design (shall not conflict with traffic lanes or pedestrian paths). Pedestrian ways shall be anchored by special design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development shall have at least two of these features.

g. Delivery and Loading Spaces

- (1) Delivery and loading operations shall be designed and located to mitigate visual and noise impacts to adjoining residential neighborhoods. If there is a residential use or residentially zoned property adjacent to the site, such operations shall not be permitted between 10:00 p.m. and 7:00 a.m. Delivery and loading spaces shall be setback at least 200 feet from a residential use or residentially zoned property that is adjacent to the site, unless such operations are located entirely within an enclosed building, provided it is no closer than the allowable building setback.
- (2) Delivery trucks shall not be parked in close proximity to or within a designated delivery or loading area during non-delivery hours with motors and/or refrigeration/generators running, unless the area where the trucks are parked is setback at least 300 feet from residential property to mitigate the truck noise. The setback shall not apply if the main building is located between the truck parking and the residential use or residentially zoned property to act as the screen.
- (3) The delivery and loading areas shall be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent properties. The screen shall be of masonry construction and at least ten feet high, measured from the loading dock floor elevation, to screen the noise and activity at the loading dock. The masonry screen assures the

highest level of noise abatement. It is preferred that the delivery and loading spaces be enclosed within a building or placed between buildings in a manner that would allow the buildings to act as screens.

h. Traffic Impacts

The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation publication as the standard for trip generation calculation, as well as a parking generation report proposing the number of motor vehicle parking spaces required for the project, if different from shopping center calculations. The scope and standards for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The parking generation report shall be accepted by the Department of Transportation and PDSD, prior to the first public hearing. The TIA report shall identify traffic flow impacts on the public streets, recommend mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan, and show how the applicant will provide the recommended improvements. The Mayor and Council may approve a parking requirement that supersedes the number required by Section 7.4, Motor Vehicle and Bicycle Parking, as part of their review process. The TIA and parking generation reports are applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report and revised parking generation report.

i. Outdoor Lighting

A photometric plan and outdoor lighting report shall be required that provides information on how outdoor lighting is addressed to mitigate negative impacts on adjacent residential uses or residentially zoned properties. The report shall also address the negative impacts of outdoor lighting between the hours of 10:00 p.m. and 7:00 a.m. on adjacent residential properties or zones and how they will be mitigated. Outdoor lighting between 10:00 p.m. and 7:00 a.m. shall be limited to low-pressure sodium lighting.

j. Outdoor Sales Display/Ancillary Uses

Measures to mitigate any negative impacts to a residential use or residentially zoned property that is adjacent to the site from the location of any outdoor activity associated with services to the public, such as, but not limited to, outdoor merchandise display and sales, outdoor storage, and outdoor snack bar and eating areas shall be required. The outside activity shall be setback at least 250 feet and oriented to face away from any residential use or residentially zoned property that is adjacent to the site, unless a building is located between the activity and the residential property.

k. Hazardous Materials

The project shall provide a Hazardous Materials Management Plan and Hazardous Materials Inventory Statement as provided in the Fire Code to assure that the building site and design will protect public health and safety from accidental exposure to hazardous materials as provided in the Tucson Fire Code.

l. Noise Abatement

The project shall provide a noise mitigation plan indicating how the noise initiated by the land use will be mitigated to comply with noise standards in Chapter 16, Section 16-31, of the Tucson Code. Trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.

m. Combination of Retail with Food and Beverage Sales

General Merchandise Sales and retail sales shall not be combined with Food and Beverage Sales except where one of the Land Use Classes consists of less than ten percent of the gross floor area.

2. Aesthetic Character of Buildings

a. Facades and Exterior Walls Including Sides and Back

The building shall be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three percent of the façade length along all sides of the building. Along any public street frontage, the building design should include windows, arcades, or awnings along at least 60 percent of the building length. Architectural treatment, similar to that provided to the front façade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

b. Detail Features

The project shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs.

c. Roofs

The roof design shall provide variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look, unless it is in keeping with the architectural style of the building, e.g., Santa Fe style with smooth walls.

d. Materials and Color

The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that

are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided, e.g., fluorescent or metallic. Construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material shall be avoided, unless the exterior surface is covered with an acceptable architectural treatment.

e. Entryways

The building design shall provide design elements that give customers orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly-defined, highly-visible customer entrances.

f. Screening of Mechanical Equipment

(1) Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.

(2) Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and noise of the equipment.

3. Design Review Board (DRB)

All proposed Large Retail Establishments shall be reviewed by the Design Review Board (DRB) for recommendation to the PDSO Director, who will make a recommendation on whether the project complies with the use specific standards. The DRB will base its recommendation on whether or not the project complies with the use specific standards related to compatibility, architecture, and site design, as provided in Section 4.9.9.D where specific requirements are not provided. The applicant shall be responsible for providing all documentation and information necessary to show compliance, such as, but not limited to, site plans, building elevations, landscaping plans, floor plans, and outdoor lighting photometry plan.

E. Medical Marijuana

1. Medical Marijuana Dispensary

- a. The total maximum floor area of a medical marijuana dispensary shall not exceed 2,500 square feet.
- b. The secure storage area for the medical marijuana stored at the medical marijuana dispensary shall not exceed 500 square feet of the total 2,500 square foot maximum floor area of a medical marijuana dispensary.
- c. A medical marijuana dispensary shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor

vehicle. "Building" shall have the same meaning provided in Section 11.4.

- d. The permitted hours of operation of a medical marijuana dispensary shall be from 9:00 a.m. to 7:00 p.m.
- e. A medical marijuana dispensary shall have an interior customer waiting area equal to a minimum of 25 percent of the gross floor area.
- f. A medical marijuana dispensary shall not have a drive-through service.
- g. A medical marijuana dispensary shall not have outdoor seating areas.
- h. A medical marijuana dispensary shall not offer a service that provides off-site delivery of the medical marijuana.
- i. A medical marijuana dispensary shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries, measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries.
- j. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center, measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana dispensary to the closest property line of a school or childcare center. Exception: For the purposes of this section, the following uses are not considered schools, and therefore, exempt from the setback requirement: 1) school administrative offices not located on or contiguous with a school site; and, 2) except as provided in Section 4.9.9.E.k, athletic fields or playgrounds used for school functions that are not contiguous with a school site.³¹
- k. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a church, or library or public park as provided in Section 6-01.0.0, *Required Setback from Certain Parks*, of the Technical Standards Manual³² and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed residential drug or alcohol rehabilitation facility, measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitation facility. A "church" means a building that is erected or converted for use as a church, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

³¹ The exemptions from the required setbacks are consistent with the Zoning Administrator's determination on the medical marijuana ordinance.

³² Consistent with a recent Zoning Administrator determination on this matter, the draft has been revised to exempt linear public parks from the setback requirement.

- i. A medical marijuana dispensary shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.
2. **Medical Marijuana Dispensary Off-site Cultivation Location**
 - a. The total maximum floor area of a medical marijuana dispensary off-site cultivation location shall not exceed 3,000 square feet.
 - b. The secure storage area for the medical marijuana stored at the medical marijuana dispensary off-site cultivation location shall not exceed 1,000 square feet of the 3,000 square foot total maximum floor area of a medical marijuana dispensary off-site cultivation location.
 - c. A medical marijuana dispensary off-site cultivation location shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle. "Building" shall have the meaning provided in Section 11.4.
 - d. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries or medical marijuana dispensary off-site cultivation locations measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries' cultivation locations.
 - e. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana off-site cultivation location to the nearest property line of a school or childcare center. Exception. For the purposes of this section, the following uses are not considered schools, and therefore, exempt from the setback requirement: 1) school administrative offices not located on or contiguous with a school site; and, 2) except as provided in Section 4.9.9.E.k, athletic fields or playgrounds used for school functions that are not contiguous with a school site.³³
 - f. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a church or library or public park as provided in Section 6-01.0.0, *Required Setbacks from Certain Parks*, of the Technical Standards Manual³⁴ and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed residential drug or alcohol rehabilitation facility measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary off-site

33 The exemptions from the required setbacks are consistent with the Zoning Administrator's determination on the medical marijuana ordinance.

34 Consistent with a recent Zoning Administrator determination on this matter, the draft has been revised to exempt linear public parks from the setback requirement.

cultivation location to the closes property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility, or other licensed drug or alcohol rehabilitation facility. A "church" means a building that is erected or converted for use as a church, where services are regularly convened that is used primarily for religious worship and schooling and that a reasonable person would conclude is a church by reason of design, signs, or other architectural features.

- g. A medical marijuana off-site cultivation location shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

3. Medical Marijuana Designated Caregiver Cultivation Location

- a. All conditions and restrictions for medical marijuana dispensary off-site cultivation locations apply except that the designated caregiver cultivation location cultivation area is limited to a total 250 square feet maximum, including any storage areas.
- b. A designated caregiver may cultivate at their residence for a single qualifying patient subject to compliance with § A.R.S. 36-2806.01.
- c. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed 250 square feet maximum, including storage areas.
- d. A designated caregiver shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

4. Medical Marijuana Qualifying Patient Cultivation Location

- a. A qualifying patient may cultivate at their place of residence subject to compliance with A.R.S. § 36-2806.01.
- b. A qualifying patient, cultivating marijuana, shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

F. Swap Meets and Auctions

- 1. Large animals shall not be sold.
- 2. Area lighting shall be low-pressure sodium and shielded on top.
- 3. The retail area shall be dust-proofed.
- 4. The following additional requirements apply if the use is located within 400 feet of a residential use or zone.
 - a. The use shall not operate later than 11:00 p.m.
 - b. Any high noise activity, such as amplified auctioneering, entertainment, or woodworking, shall occur within an enclosed building.

G. Vehicle Rental and Sales

1. Outdoor lights shall not operate later than 10:00 p.m., except for security lighting provided it does not exceed ten percent of all outdoor lighting.
2. Any lights used to illuminate outdoor activity shall be arranged so as to reflect the light away from adjacent property and comply with the Tucson Code, Chapter 6, Outdoor Lighting Code.
3. Limited to rental only; no retail sales.

4.9.10. STORAGE USE GROUP

A. Commercial Storage

1. Adjacent to a residential use or zone, outdoor storage shall comply with the following:
 - a. Storage material shall not be visible from outside the screen.
 - b. Outdoor lighting shall be directed away from adjacent residential uses and zones.
2. Outdoor storage, when permitted, shall not be located in the street perimeter yard.

B. Hazardous Material Storage

1. Aboveground storage tanks for the storage of hazardous materials, such as, but not limited to, hydrogen, gasoline, diesel fuel, automotive fluids, oil, or waste-oil, are permitted as accessory uses in conjunction with and for the purpose of a principal permitted land use.
 - a. Exceptions
 - (1) A tank used for storing propane, water, or heating oil for consumptive use on the premises are not regulated by this section.
 - (2) Aboveground storage tanks not located within an enclosed building are not be permitted within the Scenic Corridor Zone (SCZ).
 - b. The following are required of an accessory aboveground storage tank:
 - (1) The tank shall be used only for the purpose of servicing the vehicles used or serviced in connection with a permitted principal use. The tanks shall not be open for use by the public.
 - (2) Except as specified in this section, the setback standards of the zoning district apply to all accessory storage tanks.
 - (a) If the Fire Chief approves the location of a tank within an enclosed building, the minimum setbacks shall be determined by the Fire Chief, provided that the setbacks shall not be less than those required by the zoning.
 - (b) A tank that is not located within an enclosed building shall be setback as follows.
 - (i) A minimum of 50 feet from any property line adjacent to any area where, in the opinion of the Fire Chief, the tank could present a hazard or danger to person or property.
 - (ii) A minimum of 200 feet from any property line adjacent to R-3 or more restrictive zoning, or the tank location shall be processing in accordance with Section 3.4.3, *Zoning Examiner Special Exception Procedure*.
 - (3) The tank shall be screened by a wall equal to the height of the tank.

- (4) The maximum permitted diameter of a tank is 95 inches. Exception: A 10,000 gallon storage tank may have a maximum diameter up to ten feet.
- (5) The maximum permitted height of a tank, excepting venting, manways, and filler caps, is ten feet above grade. Exception: A 10,000 gallon storage tank may be a maximum of 12 feet in height above grade.
- (6) An aboveground storage tank shall have a secondary containment tank.
- (7) A concrete pad shall be provided under all tanks.
- (8) The construction, installation, and location of the aboveground storage tanks and the types of materials to be stored in the tanks shall be approved by the Fire Chief.
- c. These standards shall not supersede or replace any other applicable city, county, state, or federal standards and requirements for aboveground storage tanks.
- 2. The maximum permitted capacity of each aboveground storage tank is as follows.
 - a. A capacity of 1,000 gallons is permitted.
 - b. A capacity of 2,000 gallons is permitted.
 - c. A capacity of 4,000 gallons is permitted.
 - d. A capacity of 10,000 gallons is permitted.

C. Personal Storage

- 1. All storage shall be within enclosed buildings.
- 2. Access shall be from a collector or arterial street.
- 3. All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.
- 4. The maximum permitted individual unit size is 200 square feet of floor area.
- 5. Razor or barbed wire shall not be used.
- 6. The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco, or similar materials.
- 7. The maximum permitted site area is three acres.

4.9.11. UTILITIES USE GROUP

A. Distribution System

- 1. The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.
- 2. Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks.

3. The setback of the facility, including walls or equipment, shall be 200 feet from any existing adjacent residential zone. This setback may be varied as provided in Sections 3.10.1 and 3.10.3, the Board of Adjustment Variance Procedure.
4. Where a water tower more than 20 feet in height is used in conjunction with such facilities, its center shall be located a distance from any lot line equal to not less than one-half its height.
5. The use shall not have any service or storage yards.
6. Noise emission at the property line shall be equivalent to the residential requirements of the noise ordinance.
7. No TVI (television interference) or RIV (radio interference) on a continuous basis shall be permitted.
8. Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.
9. The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height.
10. The use shall include a ten foot high wall in an earth tone and vegetative landscaping where contiguous to a residential zone.
11. The use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than 138 kilovolts.

B. Renewable Energy Generation

1. Requires approval through Section 3.3.4, the 50' Notice ProcedureSection.
2. The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone.
3. All activities shall be conducted in conformance with the following use specific standards:
 - a. **Noise**
The sound level of any individual operation shall not exceed the levels permitted in the Tucson Code, Chapter 16, Section 16-31, Noise Ordinance.
 - b. **Smoke**
Smoke emission from any source is not permitted to exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted which is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four minutes in any 30 minute period. For the purpose of grading the density of smoke, the

Ringleman Chart, as published by the U.S. Bureau of Mines, is the standard.

c. Glare or Heat

Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines of the project site.

d. Odors

Emission of odorous gases or other odorous matter is not permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines of the project site.

e. Vibration

No vibration is permitted that is discernible beyond the property lines of the project site.

f. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution

No emission is permitted that can cause damage to health, animals, vegetation or other forms of property or that can cause any excessive soiling of the air per State or County guidelines.

g. Liquids and Solid Waste

No waste shall be discharged into the streets, drainage ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.

h. Illumination

Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Outdoor Lighting Code in Chapter 6 of the Tucson Code.

i. Interference

No TVI (television interference) or RIV (radio interference) is permitted to emanate from the project site.

4. The use shall not include a service or storage yard.

5. In addition to the requirements of Section 7.6, Landscaping and Screening, there shall be a decorative masonry wall at least six feet in height between the project site and any residential zone.

C. Sanitation System

Uses shall be at least 300 feet from any nonindustrial zone, except where the use of the non-industrially zoned property is railroad or freeway right-of-way.

4.9.12. WHOLESALING USE GROUP

Reserved.

4.9.13. GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS

The following apply to those zones and specific uses as indicated in the use-specific standard column of the permitted use tables, Tables 4.8-1 through 6.

A. Access

1. The use shall have primary vehicular access from an arterial street.
2. The use shall have access from a paved public street on the Major Streets and Routes (MS&R) Plan.

B. Hours

The principal use shall be restricted to hours of operation of 7:00 a.m. to 10:00 p.m.

C. Lighting

In addition to the requirements of Chapter 6, Section 6-101, Outdoor Lighting Code, of the Tucson Code, any outdoor lighting utilized in conjunction with the use shall be located and directed so as to eliminate glare toward streets and adjoining R-3 or more restrictive zoning.

D. Noise

In addition to the requirements of Chapter 16, Section-31, Noise, of the Tucson Code, the use shall be located within an enclosed building. There shall be no openings on the side of the building adjacent to R-3 or more restrictive zoning.

E. Outdoor Activity

Activity may occur outdoors.

F. Screening

In addition to the requirements of Section 7.6, there shall be a screen wall at least five feet in height between this use and any residential zone.

G. Open Space Zone (OS)– General Restrictions and Requirements**1. Applicability³⁵**

The OS zone may be applied to both public and private lands that warrant protection as open space. The OS zone may be applied to land only with the express written consent of the property owner(s).

a. Dedications and Donations

The OS zone may be applied by the City to land that is preserved by acquisition, an easement, or dedication, and/or donation to the City or other entity, for the purpose of keeping the land as permanent natural open space.

b. Fee Waiver

Fees for a rezoning application to the OS zone shall be waived.

³⁵ Text from LUC Section 2.9.1.2.

2. General Restrictions³⁶

The following restrictions shall apply to all land uses and development in this zone.

- a. Unpaved or paved trails or paths shall be permitted for use only by pedestrians, non-motorized bicycles, and horses. Limited access is permitted for maintenance vehicles only. Use by all-terrain vehicles is prohibited.
- b. Picnic areas, sitting areas, equestrian trail nodes, scenic lookouts, shade structures, and rest rooms shall be permitted, subject to minimal disturbance of the natural open space. Grills in the picnic areas and overnight camping are not permitted, unless located in an area that fire vehicles can access without impact on the natural open space.
- c. Access driveways and parking areas shall be permitted in conjunction with the Open Space Requirements in Section 4.7.13.G.3.a & .b, subject to minimal disturbance of the natural open space.
- d. Drainage-way facilities and utility easements shall be re-vegetated to be consistent with the surrounding natural vegetation.
- e. All new utilities shall be underground.

3. Open Space Requirements³⁷

- a. The disturbed area shall be clearly identified and the balance of the property protected during construction. All impervious surfaces, buildings, utility or drainage corridors, and structures shall be contained within the disturbed area identified on the approved site plan.
- b. Whenever a portion of the property is disturbed by the construction of a permitted use or has been cleared of vegetation, the disturbed area shall be re-vegetated in conformance with an approved re-vegetation plan using plants native to the site and the immediately surrounding area. Re-vegetation shall be at a similar density to the natural surroundings.
- c. The minimum width of property zoned OS shall be 40 feet, and the minimum contiguous area for OS is 4,000 square feet, unless the OS property connects to another perpetual, dedicated open space or trails resource.

H. Institutional Reserve Zone (IR)- Exception

Parcels of less than 36 acres, recorded prior to December 1, 1985, conforming to the minimum lot size requirements in effect on the date of recording, shall be deemed non-conforming.

I. Rural Homestead Zone (RH) – Exception

Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, conforming to the minimum parcel size requirements at the date of recording, shall be deemed non-conforming.

³⁶ Text from LUC Section 2.9.1.4.

³⁷ Text from LUC Section 2.9.1.5.

J. O-1 and O-2 Office Zones – General Restrictions³⁸

The following restrictions shall apply to all uses and development in these zone.

1. Drive-through services shall not be permitted.
2. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise.
3. All **nonresidential** land use activities shall:
 - a. Restrict hours of operation from 7:00 a.m. to 10:00 p.m.
 - b. Comply with the requirements of the Tucson Code, Chapter 6, Section 6-101, Outdoor Lighting Code. Outdoor lighting utilized in conjunction with the use shall be located and directed so as to eliminate glare toward streets and adjoining R-3 or more restrictive zoning.
 - c. Comply with the requirements of the Tucson Code, Chapter 16, Section 16-31, Noise, and be located within an enclosed building. There shall be no openings on the side of the building adjacent to R-3 or more restrictive zoning.

K. O-3 Office Zone – General Restrictions³⁹

The following restrictions shall apply to all uses and development in this zone.

1. Drive-through services shall not be permitted.
2. All land use activities, except vehicular use areas, shall be conducted entirely within an enclosed building unless specifically provided otherwise.

L. Recreational Vehicle Zone (RV) – General Restrictions⁴⁰

Storage buildings shall not be permitted in this zone as accessory to each individual unit space; however, they shall be permitted as part of the common use facility.

M. Neighborhood Commercial Zone (NC) – General Restrictions and Exception⁴¹

1. General Restrictions

The following standards shall apply to all uses and development in this zone.

- a. Drive-through or drive-in services shall not be permitted.
- b. All land use activities, except the Residential Use Group, shall be conducted entirely within an enclosed building unless specifically provided otherwise in the Use Specific Standards. Vehicular use areas are not required to be located within enclosed buildings.
- c. All land use activities, except the Residential Use Group, shall be restricted to hours of operation of 7:00 a.m. to 10:00 p.m.
- d. All nonresidential development and nonresidential exterior remodeling that require a building permit shall be reviewed and approved by the

³⁸ Text from LUC Section 2.4.1.6.

³⁹ Text from LUC Section 2.4.3.6.

⁴⁰ Text from LUC Section 2.5.7.4.

⁴¹ Text from LUC Section 2.5.2.6.

Design Review Board (DRB) for architectural and site design compatibility with the surrounding residential area.

- e. All land uses shall be limited to 2,000 square feet of GFA, except Family Dwelling, Educational Uses, and the following exception. Mixed use or multi-tenant developments are limited to 10,000 square feet of GFA. A tenant within a mixed use development is limited to 2,000 square feet of GFA. Outdoor activity areas permitted in this zone shall be included in the GFA limitations. Exception: On authorization of rezoning of property to the NC zone, Mayor and Council may approve land uses that will be located in existing buildings or portions thereof that exceed the limitation of 2,000 square feet of gross floor area per use or the limitations restricting mixed use or multi-tenant development to 10,000 square feet of gross floor area. The gross floor area for any such exception shall neither be increased nor enlarged following initial authorization, and the right to exceed the gross floor area restrictions shall be terminated if discontinued or abandoned.

N. Rural Village Center Zone (RVC) – General Restrictions

The following restrictions shall apply to all uses and development in this zone.

- 1. Drive-through or drive-in services shall not be permitted unless specifically provided for the land use.
- 2. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.
- 3. The maximum area of each RVC zone shall not exceed 20 acres.

O. C-1 Commercial Zone – General Restrictions

The following restrictions shall apply to all uses and development in this zone.

- 1. Drive-through services shall be prohibited except as listed below:
 - a. Commercial Services and Retail Trade Uses may provide one drive-through lane.
 - b. Financial Services Use may provide two drive-through lanes and one Automated Teller Machine (ATM) service lane.
- 2. All land use activities shall be conducted entirely within an enclosed building, except as listed below:
 - a. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;
 - b. Commercial Use Group: Medical Services Extended Health Care;
 - c. Recreation Use Group: Golf Course, Parks and Recreation; and,
 - d. Vehicular Use Area.

P. C-2 Commercial Zone – General Restrictions

The land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building unless modified by Use Specific Standards.

Q. Park Industrial (P-1), Light Industrial (I-1), and Heavy Industrial (I-2) Zones – General Restrictions⁴²

1. The use, storage, or disposal of radioactive materials must be done in accordance with the Radioactive Material Restrictions, Section 4.9.5.F.
2. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists.

⁴² Text from LUC Section 2.7.1.6.

4.10. ACCESSORY USES AND STRUCTURES⁴³

The accessory use and structure regulations are located in Section 6.7.

4.11. TEMPORARY USE OR BUILDING

Certain land uses or buildings not permitted within specific zones may be permitted on a temporary basis if authorized through PDSD Director Approval Procedure, Section 3.3.4, provided such request for a temporary use complies with the following.

4.11.1. QUALIFICATION FOR PERMIT

For certain land uses or buildings to be permitted on a temporary basis, the land use or building shall comply with one or more of the following special circumstances.

- A. The circumstances constitute a substantial hardship, such as, but not limited to, a natural disaster, e.g., fire or flood, or a government action that has resulted in damage to an existing building on the subject property.
- B. A temporary building, such as a mobile or modular unit, occupied as a caretaker's facility or a home for the eventual resident may be permitted during the construction of a permanent building. The temporary building shall be on the same site as the construction.
- C. The temporary location of off-street parking facilities during the structural expansion or remodeling of an existing building. Such temporary facilities do not have to comply with requirements of a permanent parking facility but shall, at a minimum, provide the following.
 - 1. Screening from adjacent residential development. Since this is a temporary facility, screening cannot be achieved by the use of landscaping unless mature vegetation that can act as the screen exists on the site.
 - 2. Dust-proofing.
- D. A temporary real estate office may be permitted during construction of a project, provided:
 - 1. The temporary use shall be terminated at the end of one year from the date the approval was granted; however, additional 12 month extensions may be granted, provided sales activity for the project continues and ten percent or more of the lots or units remain unsold.
 - 2. The temporary office building is located on a lot and complies with Unified Development Code (UDC) zoning requirements applicable to that lot.
 - 3. The temporary office building is located in the same subdivision within which sales occur.
 - 4. The temporary use or building complies with any additional conditions required by the approval authority.
- E. A temporary construction equipment yard for public improvement projects involving street improvements or the placement of utilities within public rights-of-way, provided

⁴³ Text from LUC Section 3.2.5. The sections shown as deleted have been relocated to Art. VI Dimensional Standards.

solutions are implemented to mitigate potential negative impacts to adjacent residential development. Such solutions include, but are not limited to, screening of equipment, setbacks, hours of operation, and limited or restricted use of residential streets.

- F. The temporary placement of a mobile telecommunications tower facility on nonresidential property may be permitted upon the demonstration by a telecommunications provider that the facility is necessary for its operations; the facility is setback from any residentially zoned property by a distance equal to the height of the proposed tower and base; and the tower and base do not exceed 65 feet from the existing grade. The temporary use authorized by this subsection shall be approved for a period not to exceed 60 days and may be approved for one extension of time not to exceed 60 days.

4.11.2. BOND REQUIRED

A cash or assurance bond in the amount of 1,000 dollars for a residential use and 5,000 dollars for a nonresidential use shall be required, unless stipulated otherwise in the qualification standards in Section 4.11.1, to guarantee termination of the temporary use. The cash or assurance bond shall be provided to the City before any permit for the use is issued.

4.11.3. REFUND

The bond, as required in Section 4.11.2, shall be refunded when the temporary use or building is removed by the applicant in accordance with Section 4.11.4.

4.11.4. REMOVAL

The temporary use or building shall be removed on or before the date of expiration of the approval period. Should the zoning compliance certificate be revoked, a temporary use shall be removed within 15 days notice.

- A. Removal is to include all improvements installed to accommodate the temporary use or building.
- B. If, after the removal, the property is left graded and vacant, the property shall be reseeded in accordance with the requirements of the grading ordinance for graded but undeveloped properties.

4.11.5. FORFEITURE

If the temporary use or building is not removed or the site does not achieve compliance, the bond required by Section 4.11.2 shall be forfeited.

4.11.6. TIME LIMIT

Approval for a temporary use or building may be granted for one year, with an additional one year period granted for good cause, unless otherwise stipulated in the temporary use or building qualification standards in Section 4.11.1.

**CITY OF TUCSON
UNIFIED DEVELOPMENT CODE**

PRELIMINARY FINAL PUBLIC DRAFT – JUNE 2012

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ARTICLE 6: DIMENSIONAL STANDARDS AND MEASUREMENTS

6.1. PURPOSE

This article provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the city. The standards are intended to protect open space, solar access, and the privacy of all properties and to minimize negative impacts between developments.¹ This article also provides the method for measuring the dimensional standards to ensure consistent application of the standards.

6.2. APPLICABILITY

The standards in this article shall apply to all principal and accessory structures and uses established in the City of Tucson.

6.3. DIMENSIONAL STANDARDS²

6.3.1. ORGANIZATION

The dimensional standards for each zone are organized into the following tables:

Table Number	Tables
6.3-1	A Dimensional Standards for the RH, SR, SH, MH-1, & MH-2 Zones
	B Exceptions to the RH, SR, SH, RX-1, & RX-2 Dimensional Standards
6.3-2	A Dimensional Standards for the R-1, R-2, R-3, MH-1, & MH-2 Zones
	B Exceptions to the RX-1, RX-2, R-1, R-2, & R-3 Dimensional Standards
6.3-3	A Dimensional Standards for the O-1, O-2, & O-3 Zones
	B Exceptions to the O-1, O-2, & O-3 Dimensional Standards
6.3-4	A Dimensional Standards for the C-1, C-2, C-3, OCR-1, & OCR-2 Zones

¹ Text based on LUC Section 3.2.6.1.

² Section 6.3 is a newly created section necessitated by the proposed change from the current Development Designator system to a more conventional zone-based approach. The proposed dimensional standards are a "translation" of the Development Designator whereby the dimensional standards of the predominant or typical use(s) associated with each zone are proposed as the zone's dimensional standards. The dimensional standards for uses that are significantly different than the proposed zone-based standards are maintained as exceptions to the zone-based standards. Staff requests feedback on the preferred way of showing these exceptions in the UDC: 1) Incorporate them into Article 6 by providing the information in tables immediately following the zone-based standards for each group of zones (see Tables 6.3-1 through 7.B); OR 2) Incorporate them into Article 4 as use-specific standards (see the May 2012 draft of Article 4). Additionally, in an effort to remove the fine distinctions between numerous dimensional standards, staff requests feedback on whether to proceed with the standardizing of several standards as noted in the following tables.

	B	Exceptions to the C-1, C-2, C-3, OCR-1, & OCR-2 Dimensional Standards
6.3-5	A	Dimensional Standards for the P-1, I-2, & I-2 Zones
	B	Exceptions to the P-1, I-1, & I-2 Dimensional Standards
6.3-6	A	Dimensional Standards for the OS, IR, P, & RV Zones
	B	Exceptions to the OS, IR, P, & RV Dimensional Standards
6.3-7	A	Dimensional Standards for the NC, RVC, & MU Zones
	B	Exceptions to the NC, RVC, & MU Dimensional Standards

6.3.2. DETERMINING A USE'S DIMENSIONAL STANDARDS

- A. To determine all of a proposed use's required dimensional standards, refer to the following:
 1. The applicable dimensional standard table provided in this Article;
 2. The applicable exceptions to the dimensional standard provided in this Article;
 3. The use-specific standards provided in Section 4.9, *Use-Specific Standards*; and,
 4. When applicable, the overlay requirements provided in Article 5, *Overlay Zones*.
- B. When the standards of this Article conflict with other sections of the Unified Development Code (UDC), the most restrictive applies except as follows. Exception: when the standards of this article conflict with the use-specific standards provided in Article 4, the use-specific standards shall control.
- C. Dimensional standards for accessory uses and structures are provided in Section 6.6.

6.3.3. EXPLANATION AND APPLICABILITY OF TERMS USED IN THE DIMENSIONAL STANDARD TABLES

The following is an explanation and applicability of frequently used terms in the dimensional standard tables:

- A. **Mobile Home Dwelling**
For the purposes of determining the applicable dimensional standards, a mobile home is considered a residential use. See Section 11.3.7.C for the definition of mobile home dwelling.
- B. **Mobile Home Park**
For the purposes of determining the applicable dimensional standards, a mobile home park is considered a nonresidential use. See Section 11.3.7.C.1 for the definition of mobile home park.

6.3.3 Explanation and Applicability of Terms Used in the Dimensional Standard Tables

C. Multifamily Development

For the purposes of determining the applicable dimensional standards, multifamily development is considered a nonresidential use. See Section 11.3.7.A.3 for the definition of multifamily development.

D. Nonresidential Use

For the purposes of determining the applicable dimensional standards, the following uses as defined in Section 11.3 are considered nonresidential uses:

1. A use from the Agricultural, Civic, Commercial, Industrial, Restricted Adult Activities, Retail, Storage, Storage, or Wholesaling Use Groups;
2. Group Dwelling, except as provided in Section 6.3.3.H.7;
3. Multifamily Development;
4. Mobile Home Park; and,
5. Residential Care Service Uses, except as provided in Section 6.3.3.H.4.

E. Nonresidential Zone

For the purposes of determining the applicable perimeter yard requirement, the following are considered nonresidential zones: O-1, O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, P-1, I-1, and I-2. [Under consideration: Relocating the MU and PAD zones from the residential zone to the nonresidential zone category.]

F. Perimeter Yard

The perimeter yard width standard is based on whether the proposed use is nonresidential or residential (Sections 6.3.3.D or .H, respectively) and the use's adjacency to a nonresidential or residential zone (Sections 6.3.3.E or .I, respectively).

G. Residential Density

The maximum permitted number of residential dwelling units per lot or size. For example:

1/7,000 sf means that no more than one dwelling unit per 7,000 square feet is permitted.

36/acre means that no more than 36 dwelling units per acre is permitted.

H. Residential Use

For the purposes of determining the applicable dimensional standards, the following uses as defined in Section 11.3.7 are considered residential uses:

1. Duplex;
2. Manufactured Housing;
3. Mobile Home Dwelling;
4. Residential Care Service uses located or locating into an existing residential use as defined by this section;

5. Single-Family Dwelling, Attached;
6. Single-Family Dwelling, Detached; and,
7. Single-Family Dwellings that meet the nonconforming group dwelling criteria in accordance with Section 4.9.7.B.9.

I. Residential Zone

For the purposes of determining the applicable perimeter yard standard, the following are considered residential zones: OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU, and PAD. [Under consideration: Relocating the MU and PAD zones from the residential zone to the nonresidential zone category.]

J. Single Family (SF) Use

The same uses as provided in Section 6.3.3.H, Residential Use.

6.3.4. DIMENSIONAL STANDARD AND EXCEPTIONS TABLES

TABLE 6.3-1.A: DIMENSIONAL STANDARDS FOR THE RH, SR, SH, MH-1, & MH-2 ZONES³

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	RH	SR	SH	RX-1	RX-2
Residential Density (maximum)	1/180,000 sf	1/144,000 sf	2/36,000 sf	1/36,000 sf	1/16,000 sf
Lot Size/Site Area (minimum)	180,000 sf	144,000 sf	36,000 sf	36,000 sf	16,000 sf
Lot Coverage (maximum)	Res: N/A Nonres: 20%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%	Res: N/A Nonres: 15%
Height (maximum)	30'	30'	30'	30'	25'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res Zone	25'	25'	20'	20'	20'
Res Use ➡ Nonres Zone	(H)	(H)	(H)	(H)	(H)
Nonres Use ➡ Res Zone	4(H)	4(H)	20'	20'	20'
Nonres Use ➡ Nonres Zone	0'	0'	0'	0'	0'

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

³ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

TABLE 6.3-1.B: EXCEPTIONS TO THE RH, SR, SH, RX-1, & RX-2 DIMENSIONAL STANDARDS⁴

Zone	Development Designator/Uses	Exceptions
RH	<ul style="list-style-type: none"> Animal Production, limited to stable or riding school Travelers' Accommodations, Lodging (S) 	Lot Size (min.) = 10 acres Lot Coverage (max.) = 10%
	Renewable Energy Production (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
SR	Golf Course	Lot Size (min.) = 30 acres ⁵
	<ul style="list-style-type: none"> Animal Production, limited to commercial stables Travelers' Accommodation, Lodging 	Site Area (min.) = 10 acres ⁶
	<ul style="list-style-type: none"> Communications, limited to wireless communication towers and antennae (S) Day care: Child Care (P and S) Distribution system (S) Parks and Recreation Religious Use 	Lot Coverage (max.) = 50% ⁷
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
SH	Golf Course	Lot Size (min.) = 30 acres Nonres Use adjacent to Res Zone (min.) = 4(H) ⁵
	<ul style="list-style-type: none"> Animal Production, limited to commercial stables Travelers' Accommodation, Lodging 	Lot Size (min.) = 10 acres Nonres Use adjacent to Res Zone (min.) = 4(H) ⁶
	Animal Service	Lot Size (min.) = 144,000 sf Nonres Use adjacent to Res Zone (min.) = 4(H)
	Cemetery (S)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Nonres Use adjacent to Res Zone (min.) = 4(H) ⁷
	<ul style="list-style-type: none"> Communications Parks and Recreation Religious Use 	Lot Coverage (max.) = 50% ⁷
	Motion Picture Industry (S)	Lot Size (min.) = 36 acres Nonres Use adjacent to Res Zone (min.) = 4(H) ⁶
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16'

⁴ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

⁵ Lot coverage (10%) and height (25') exceptions deleted, default to zone-based standard

⁶ Lot coverage (10%) exception deleted, default to zone-based standard

⁷ Height (25') exception deleted, default to zone-based standard

Zone	Development Designator/Uses	Exceptions
RX-1		Nonres Use adjacent to Nonres Zone (min.) = (H)
	Golf Course	Lot Size (min.) = 30 acre Nonres Use adjacent to Res Zone (min.) = 4(H) ⁸
	Travelers' Accommodation, Lodging	Lot Size (min.) = 10 acre Nonres Use adjacent to Res Zone (min.) = 4(H) ⁹
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
RX-2	Golf Course	Lot Size (min.) = 30 acre Nonres Use adjacent to Res Zone (min.) = 4(H) ¹⁰
	Educational Use: Elementary and Secondary School (P and S)	Nonres Use adjacent to Nonres Zone (min.) = (H)
	Crop Production	Lot Coverage (max.) = 50%
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

⁸ Lot coverage (10%) and height (25') exceptions deleted, default to zone-based standard

⁹ Height (25') exception deleted, default to zone-based standard

¹⁰ Lot coverage (10%) exception deleted, default to zone-based standard

TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES¹¹

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	R-1	R-2	R-3	MH-1	MH-2
Residential Density (maximum)	SF: 1/7,000 sf SF (2 units): 2/10,000 sf	SF: 1/5,000 sf MF: 15/acre	SF: 1/5,000 sf MF: 36/acre	SF/MH: 1/7,000 sf MF/MH Park: 8/acre	SF/MH: 1/5,000 sf MF & MH Park: 15/acre
Lot Size/Site Area (minimum)	SF (1 unit): 7,000 sf SF (2 units): 10,000 sf	5,000 sf	SF: 5,000 sf Other: 0	7,000 sf	5,000 sf
Lot Coverage (maximum)	70%	SF: 70% MF: 75%	70%	70%	SF, MH, Res. Care Services: 70% MF & MH Park: 75%
Height (maximum)	25'	25'	SF, Civic Uses, & Admin/Prof Offices: 25'; MF/Other: 40'	25'	25'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)	6' or 2/3(H)
Res Use ➡ Nonres. Zone ¹²	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)
Nonres Use ➡ Res or Nonres Zone ¹²	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)	10' or 3/4(H)

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

¹¹ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

¹² Res and Nonres use adjacent to nonres zone standards revised from (H) to 10' or 3/4(H)

TABLE 6.3-2.B: EXCEPTIONS TO THE RX-1, RX-2, R-1, R-2, & R-3 DIMENSIONAL STANDARDS¹³

Zone	Development Designator/Uses	Exceptions
R-1	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Nonres Zone (min.) = (H)
	<ul style="list-style-type: none"> • Cultural use (S) • Parks and Recreation • Religious use 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
R-2	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	<ul style="list-style-type: none"> • Cultural Use [S] • Parks and Recreation • Religious Use 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Medical Services (S)	Lot Size (min.) = 1.5 acres Lot Coverage (max.) = 70%
	<ul style="list-style-type: none"> • Cemetery • Communications • Communications, limited to wireless communication towers and antennae (S) • Crop production • Day care: Adult or Child • Day care: Child Care (S – 2 uses with different use-specific standards) • Distribution System (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P & S) • Residential Care Services: Rehabilitation Service – children's facilities • Residential Care Services: Rehabilitation Service or Shelter Care (S – 2 uses with different use-specific standards) • Residential Care Services: Shelter Care – victims of domestic violence 	Lot Coverage (max.) = N/A
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)

¹³ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

Zone	Development Designator/Uses	Exceptions
R-3	Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	Cultural Use (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	<ul style="list-style-type: none"> • Civic Assembly • Cultural Use (S) • Day Care: Adult or Child • Day care: Child Care (S – 2 uses with different use-specific standards) • Distribution System (S) • Parks and Recreation • Religious Use • Residential Care Services: Rehabilitation Service – children's facilities • Residential Care Services: Rehabilitation Service or Shelter Care (S – 2 uses with different use-specific standards) • Residential Care Services: Shelter Care – victims of domestic violence 	Lot Size (min.) = N/A
	<ul style="list-style-type: none"> • Cemetery • Communications • Communications, limited to wireless communication towers and antennae (S) • Crop production • Day care: Adult Day Care • Group Dwelling • Medical Service (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service 	Lot Size (min.) = N/A Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
MH-1 ¹⁴	• Educational Use: Elementary and Secondary School (P & S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	• Parks and Recreation • Religious Use	Lot Size (min.) = 20,000 sf ¹⁵
	• Renewable Energy Generation (S)	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)

¹⁴ Mobile Home Park and Multifamily Development – height (16') exception deleted, the standards for these uses default to the zone-based standards

¹⁵ Lot coverage exception (60%) deleted, default to zone-based standard

Zone	Development Designator/Uses	Exceptions
	Communications, limited to wireless communication towers and antennae (S)	Lot Size (min.) = 5,000 sf
MH-2	<ul style="list-style-type: none"> • Mobile Home Park • Multifamily Development 	Lot Coverage (max.) = 75%
	<ul style="list-style-type: none"> • Educational Use: Elementary and Secondary School (P & S) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	<ul style="list-style-type: none"> • Parks and Recreation • Religious Use 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	<ul style="list-style-type: none"> • Renewable Energy Generation (S) 	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
	<ul style="list-style-type: none"> • Communications • Communications, limited to wireless communication towers and antennae (S) • Crop production • Distribution System (S) 	Lot Coverage (max.) = N/A

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

TABLE 6.3-3.A: DIMENSIONAL STANDARDS FOR THE O-1, O-2, & O-3 ZONES¹⁶

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone		
	O-1	O-2	O-3
Residential Density (maximum)	8/acre	8/acre	22/acre
Lot Size/Site Area (minimum)	Res: 7,000 sf;	Res: 5,000 sf;	Res: 5,000 sf;
	Nonres: 10,000 sf	Nonres: 0 sf	Nonres: 0 sf
Lot Coverage (maximum)	Res: 70%;	Res: 70%;	Res: 75%;
	Nonres: N/A	Nonres: N/A	Nonres: N/A
Height (maximum)	Res, Office: 16';	26'	Res: 25';
	Other: 25'		Nonres: 40'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res or Nonres Zone ¹⁷	10' or ¾(H)	10' or ¾(H)	10' or ¾(H)
Nonres Use ➡ Res or Nonres Zone ¹⁷	10' or ¾(H)	10' or ¾(H)	10' or ¾(H)

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

¹⁶ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

¹⁷ Res use and nonres use adjacent to nonres zone standards are revised from (H) to 10' or ¾(H)

TABLE 6.3-3.B: EXCEPTIONS TO THE O-1, O-2, & O-3 DIMENSIONAL STANDARDS¹⁸

Zone	Development Designator/Uses	Exceptions
O-1 ¹⁹	<ul style="list-style-type: none"> • Communications, limited to wireless communication towers and antennae (S) • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (S) 	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0'
	<ul style="list-style-type: none"> • Cultural Use [S] • Distribution System [S] • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (S) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Renewable Energy Production (S)	Site Area (min.) = 0 Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
O-2	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	<ul style="list-style-type: none"> • Civic Assembly • Communications, limited to wireless communication towers and antennae (S) • Cultural Use • Educational Use: Elementary and Secondary School (P & S) • Educational Use: Postsecondary Institution • Religious Use 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15%
	<ul style="list-style-type: none"> • Cultural Use (S) • Residential Care Services: Rehabilitation Service or Shelter Care (S) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60%
	Day Care: Child care (P & S)	Lot Size (min.) = 14,000 sf Lot Coverage (max.) = 80%
	Day Care: Child care (S)	Lot Size (min.) = 2.5 acres Lot Coverage (max.) = 60%
	Renewable Energy Production (S)	Height (max.) = 16' Nonres Use adjacent to Nonres Zone (min.) = (H)
O-3 ²⁰	Family Dwelling in the Rio Nuevo District	Residential Density = 17/ acres Lot Size (min.) = 2,500 sf Lot Coverage (max.) = 90% Res Use adjacent to Res Zone (min.) = 1½(H) Res Use adjacent to Nonres Zone (min.) = 0

¹⁸ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

¹⁹ Height exception (16') for Communications, Medical Services – Outpatient, Residential Care Services: Adult Care Service or Physical and Behavioral Health Service are deleted, default to zone-based standard

²⁰ Height exception (26') for Research and Product Development deleted, default to zone-based standard

Zone	Development Designator/Uses	Exceptions
	Cemetery	Lot Size (min.) = 10 acres Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	Communications, limited to wireless communication towers and antennae (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	<ul style="list-style-type: none"> • Cultural Use (S) • Distribution System (S) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% Height (max.) = 25'
	Day Care: Child care (2 uses with different use-specific standards)	Lot Size (min.) = 10,000 sf Lot Coverage (max.) = 50% Height (max.) = 25'
	<ul style="list-style-type: none"> • Civic Assembly • Educational Use: Elementary and Secondary School (P & S) • Educational Use: Postsecondary Institution • Parks and Recreation • Religious Use 	Lot Coverage (max.) = 70%
	Day Care: Child Care (S)	Lot Coverage (max.) = 60% Height (max.) = 25'
	<ul style="list-style-type: none"> • Administrative and Professional Office • Communications • Day Care: Adult Day Care • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service (P – 2 uses with different use-specific standards) • Medical Service – Extended Health Care, Major, or Outpatient • Residential Care Services: Rehabilitation Service – children's facility • Residential Care Services: Rehabilitation Service or Shelter Care (P & S) 	Nonres Use adjacent to Res Zone (min.) = 1½(H) Nonres Use adjacent to Nonres Zone (min.) = 0

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES²¹

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone				
	C-1	C-2	C-3	OCR-1	OCR-2
Residential Density (maximum)	36/acre	44/acre	87/acre	N/A	N/A
Lot Size/Site Area (minimum)	0	0	0	0	0
Lot Coverage (maximum)	Res: 75%	Res: 70%	Res: 80%	Res: 80%	Res: 80%
	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A	Nonres: N/A
Height (maximum)	Res: 25'	40'	75'	140'	300'
	Nonres: 30'				
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]					
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res Zone	10' or $\frac{3}{4}(H)$	10' or $\frac{3}{4}(H)$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$
Res Use ➡ Nonres. Zone	10' or $\frac{3}{4}(H)$ ²²	10' or $\frac{3}{4}(H)$	0	0	0
Nonres Use ➡ Res Zone	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$	$1\frac{1}{2}(H)$	2(H)	2(H)
Nonres Use ➡ Nonres Zone	0	0	0	0	0

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

²¹ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

²² Revised from (H) to 10' or $\frac{3}{4}(H)$

TABLE 6.3-4.B: EXCEPTIONS TO THE C-1, C-2, C-3, OCR-1, & OCR-2 DIMENSIONAL STANDARDS²³

Zone	Development Designator/Uses	Exceptions
C-1 ²⁴	Golf Course	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% ²⁵
	Cemetery	Lot Size (min.) = 10 acres Lot Coverage (max.) = 15% ²⁵
	Communications, limited to wireless communication towers and antennae (S)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% ²⁶
	Distribution System (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% ²⁶ Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	Research and Product Development	Lot Size (min.) = 10,000 sf Lot Coverage (max.) = 50% ²⁶ Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	Group Dwelling Unit	Lot Size (min.) = 7,000 sf Lot Coverage (max.) = 70% ²⁶ Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	<ul style="list-style-type: none"> • Personal Storage • Renewable Energy Generation 	Height (max.) = 16' Nonres Use adjacent to Res Zone (min.) = 10' or ¾(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
C-2	Golf Course	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Billboard	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	Artisan Residence	Height (max.) = 50'
	Renewable Energy Generation	Height (max.) = 16'
C-3	Golf Course	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10%

²³ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

²⁴ Density (15/acre) and lot size (5,000 sf) exceptions Residential Care Services: Rehabilitation Service – children's facility and Residential Care Services: Shelter Care – victims of domestic violence deleted, default to zone-based standard

²⁵ Height (25') and nonres use adjacent to res use perimeter yard [2(H)] exceptions deleted, default to zone-based standards

²⁶ Height (25') exception deleted, default to zone-based standard

Zone	Development Designator/Uses	Exceptions
		Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Correctional Use: Supervision Facility	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Height (max.) = 40'
	Billboard	Lot Size (min.) = 1,500 Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	<ul style="list-style-type: none"> • Adult Commercial Services • Adult Recreation • Adult Retail Trade • Alcoholic Beverage Service • Alcoholic Beverage Service – Large Bar (S) • Animal Service • Artisan Residence • Automotive – Service and Repair • Building and Grounds Maintenance • Craftwork • Construction Service • Distribution System • Entertainment – Dance Hall (S) • Food Service • Food Service, limited to soup kitchen (S) • Funeral Service • Group Dwelling • Heavy Equip Sales • Medical Service – Outpatient, limited to blood donor center (S) • Membership Organization • Parks and Recreation • Personal Service • Processing and Cleaning • Residential Care Services: Adult Care Service or Physical and Behavioral Health Service • Residential Care Services: Rehabilitation Service – children's facilities • Residential Care Services: Rehabilitation Service or Shelter Care (P & S) • Residential Care Services: Shelter Care – victims of domestic violence 	Height (max.) = 50'

Zone	Development Designator/Uses	Exceptions
	<ul style="list-style-type: none"> • Salvaging and Recycling • Salvaging and Recycling, limited to household goods donation • Swap Meets and Auctions • Trade Service and Repair, Major or Minor 	
	Renewable Energy Generation (P & S)	Height (max.) = 16'
OCR-1	Correctional Use: Supervision Facility	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25'
	Renewable Energy Generation (P & S)	Height (max.) = 16'
OCR-2	<ul style="list-style-type: none"> • Correctional Use: Custodial Facility (S) • Correctional Use: Supervision Facility 	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1 1/2(H)
	Residential Care Services: Rehabilitation Service or Shelter Care (S)	Height (max.) = 40' Nonres Use adjacent to Res Zone (min.) = 1 1/2(H)
	Renewable Energy Generation (P & S)	Height (max.) = 16'

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

TABLE 6.3-5.A: DIMENSIONAL STANDARDS FOR THE P-1, I-2, & I-2 ZONES²⁷

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone		
	P-1	I-1	I-2
Residential Density (maximum)	N/A	N/A	1 unit for a caretaker
Lot Size/Site Area (minimum)	0	0	0
Lot Coverage (maximum)	N/A	N/A	N/A
Height (maximum)	50'	75'	140'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res Zone	1½(H)	2(H)	2(H)
Res Use ➡ Nonres Zone	0	0	0
Nonres Use ➡ Res Zone	1½(H)	1½(H)	2(H)
Nonres Use ➡ Nonres Zone	0	0	0

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

²⁷ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

TABLE 6.3-5.B: EXCEPTIONS TO THE P-1, I-1, & I-2 DIMENSIONAL STANDARDS²⁸

Zone	Development Designator/Uses	Exceptions
P-1	Educational Use: Elementary and Secondary Schools (S)	Height (max.) = 75'
	Renewable Energy Generation	Height (max.) = 16'
I-1	Golf Course	Lot Size (min.) = 30 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Billboard	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code
	Perishable Goods Manufacturing	Height (max.) = 50'
	<ul style="list-style-type: none"> Residential Care Services: Rehabilitation Services or Shelter Care Residential Care Services: Shelter Care – victims of domestic violence 	Height (max.) = 140' Nonres Use adjacent to Res Zone (min.) = 2(H)
	<ul style="list-style-type: none"> Alcoholic Beverage Service – Large Bar (S) Communications (P & S) Entertainment – Dance Hall (S) 	Height (max.) = 300' Nonres Use adjacent to Res Zone (min.) = 2(H)
	Renewable Energy Generation	Height (max.) = 16'
I-2	Any use from the following use groups not allowed as a permitted or special exception use in any other zone or as a special exception use in the I-2 zone are permitted in the I-2 zone: <ul style="list-style-type: none"> Agricultural Use Group Commercial Use group Restricted Adult Act Use Group Retail Trade Use Group 	Height (max.) = 40' Nonres Use adjacent to Res Zone (min.) = 1½(H)
	Billboard	Lot Size (min.) = 1,500 sf Height (max.) = In accordance with Chapter 3, Sign Code, of the Tucson Code Nonres Use adjacent to Res Zone (min.) = 1½(H)
	<ul style="list-style-type: none"> Automotive – Service and Repair Medical Marijuana Designated Caregiver Cultivation Location Medical Marijuana Dispensary Off-Site Cultivation Location Medical Services – Outpatient, limited to blood donor center (S) Medical Marijuana Qualifying Patient 	Height (max.) = 75' Nonres Use adjacent to Res Zone (min.) = 1½(H)

²⁸ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

Zone	Development Designator/Uses	Exceptions
	Cultivation Location • Any use from the Civic Use Group not allowed as a permitted or special exception use in any other zone or as a special exception use in the I-2 zone is permitted in the I-2 zone	
	• Alcoholic Beverage Service – Large Bar (S) • Communications (P & S) • Entertainment – Dance Hall (S)	Height (max.) = 300'
	Renewable Energy Distribution	Height (max.) = 16'

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

TABLE 6.3-6.A: DIMENSIONAL STANDARDS FOR THE OS, IR, P, & RV ZONES²⁹

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zone			
	OS	IR	P	RV
Residential Density (maximum)	N/A	1/36 acres	N/A	8/acre
Lot Size/Site Area (minimum)	4,000 sf	36 acres	5,000 sf	7,000 sf
Lot Coverage (maximum)	10%	SF, MH: N/A Nonres: 10%	N/A	70%
Height (maximum)	12'	30'	16'	16'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]				
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	4(H)	25'	6' or 2/3(H)	10' or 3/4(H)
Res Use ➡ Nonres. Zone	0	(H)	6' or 2/3(H) ³⁰	10' or 3/4(H) ³⁰
Nonres Use ➡ Res Zone	4(H)	4(H)	6' or 2/3(H)	10' or 3/4(H)
Nonres Use ➡ Nonres Zone	0	0	6' or 2/3(H) ³⁰	10' or 3/4(H) ³⁰

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

TABLE 6.3-6.B: EXCEPTIONS TO THE OS, IR, P, & RV DIMENSIONAL STANDARDS³¹

Zone	Development Designator/Uses	Exceptions
IR	Renewable Energy Distribution	Site Area (min.) = 0 Lot Coverage (max.) = N/A Height (max.) = 16'

Key:

Max. = Maximum requirement
Min. = Minimum requirement

²⁹ The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

³⁰ Revised from (H)

³¹ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

TABLE 6.3-7.A: DIMENSIONAL STANDARDS FOR THE NC, RVC, & MU ZONES³²

Note: There are several variables used when determining a use's required dimensional standards. See Section 6.3.2, Determining a Use's Dimensional Standards, for further details.

Dimensional Standard	Zones		
	NC	RVC	MU
Residential Density (maximum)	8/acre	N/A	SF: 1/7,000 sf MF: 15/acre
Lot Size/Site Area (minimum)	Res: 7,000 sf Nonres: 10,000 sf	N/A	SF: 7,000 sf; MF: 5,000 sf; Nonres: N/A
Lot Coverage (maximum)	Res: 70% Nonres: N/A	N/A	SF: 70%; MF: 75% Nonres: N/A
Height (maximum)	16'	30'	Res.: 25'; Nonres: 30'
Perimeter Yard [Standard based on the proposed use's adjacency to a residential or nonresidential zone or street]			
Street	Section 6.4.5.C	Section 6.4.5.C	Section 6.4.5.C
Res Use ➡ Res. Zone	10' or ¾(H)	1½(H)	10' or ¾(H)
Res Use ➡ Nonres. Zone	10' or ¾(H)	0	10' or ¾(H)
Nonres Use ➡ Res Zone	10' or ¾(H)	1½(H)	1½(H)
Nonres Use ➡ Nonres Zone	10' or ¾(H)	0	0

Key:

(H) = Height of the proposed exterior building wall
MF = Multifamily Development (Section 6.3.3.C)
MH = Mobile Home Dwelling (Section 6.3.3.A)
MH Park = Mobile Home Park (Section 6.3.3.B)
N/A = Not Applicable

Nonres = Nonresidential (Section 6.3.3.D or .E)
Res = Residential (Section 6.3.3.H or .I)
SF = Single Family Use (Section 6.3.3.J)
sf = square feet

³² The proposed dimensional standards are derived from the predominant Development Designators for each zone. For a detailed accounting of each proposed dimensional standard, see the separate document titled "Article 6: Proposed Dimensional Standards."

TABLE 6.3-7.B: EXCEPTIONS TO THE NC, RVC, & MU DIMENSIONAL STANDARDS³³

Zone	Development Designator/Uses	Exceptions
NC	Communications, limited to wireless to communication towers and antennae (S)	Lot Size (min.) = 72,000 sf Lot Coverage (max.) = 15% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 2(H) Nonres Use adjacent to Nonres Zone (min.) = 0
	<ul style="list-style-type: none"> Distribution system (S) Educational Uses: Elementary and Secondary Schools (P & S) 	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 15% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 10' or 3/4 (H) Nonres Use adjacent to Nonres Zone (min.) = (H)
	Artisan Residence	Lot Size (min.) = 0 Height (max.) = 50' Nonres Use adjacent to Res Zone (min.) = 1 1/2(H) Nonres Use adjacent to Nonres Zone (min.) = 0
RVC	Communications, limited to wireless to communication towers and antennae (S)	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Res Use adjacent to Res Zone (min.) = 2(H) Nonres Use adjacent to Res Zone (min.) = 2(H)
	Distribution System (S)	Lot Size (min.) = 20,000 sf Lot Coverage (max.) = 60% Height (max.) = 25' Res Use adjacent to Res Zone (min.) = 10' or 3/4(H) Res Use adjacent to Nonres Zone (min.) = (H) Nonres Use adjacent to Res Zone (min.) = 10' or 3/4(H) Nonres Use adjacent to Nonres Zone (min.) = (H)
MU ³⁴	Animal Production, limited to commercial stables	Lot Size (min.) = 10 acres Lot Coverage (max.) = 10% Nonres Use adjacent to Res Zone (min.) = 1 1/2(H)
	<ul style="list-style-type: none"> Medical Service – Extended Health Care Medical Service - Major 	Lot Size (min.) = 10 acres Lot Coverage (max.) = 10% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1 1/2(H)
	<ul style="list-style-type: none"> Correctional Use – Custodial Facility (S) Correctional Use – Supervision Facility 	Lot Size (min.) = 1 acre Lot Coverage (max.) = 20% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 1 1/2(H)
	Animal Production	Lot Size (min.) = 36,000 sf Lot Coverage (max.) = 15% Nonres Use adjacent to Res Zone (min.) = 2(H)
	Group Dwelling	Lot Size (min.) = 7,000 sf

³³ The dimensional standards in this table are derived from the Development Designator for each zone and are considered exceptions because they are significantly different from the proposed zone-based dimensional standard.

³⁴ Res use adjacent to res zone perimeter yard exception [(H)] for mobile home and single-family dwelling uses deleted, default to zone-based standard

		Lot Coverage (max.) = 70% Height (max.) = 25' Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)
	Medical Services, Outpatient	Lot Size (min.) = 180,000 sf Lot Coverage (max.) = 20% Nonres Use adjacent to Res Zone (min.) = $1\frac{1}{2}(H)$
	Billboard (S)	Lot Size (min.) = 1,500 sf
	• Parking (S) • Renewable Energy Generation (P & S)	Height (max.) = 16' Nonres Use adjacent to Res Zone (min.) = 10' or $\frac{3}{4}(H)$ Nonres Use adjacent to Nonres Zone (min.) = (H)

Key:

Max. = Maximum requirement

Min. = Minimum requirement

P = Permitted Use

S = Special Exception Use

Uses without a "P" or "S" = Permitted Use

6.4. RULES OF MEASUREMENT AND EXCEPTIONS TO DIMENSIONAL STANDARDS³⁵

6.4.1. PURPOSE

This section is intended to provide uniform and consistent methods to measure and apply the dimensional standards in Tables 6.3-1 through 6.3-7 and to provide exceptions to these standards.

6.4.2. LOT SIZE

A. Standards

1. MS&R Street Frontage³⁶

A lot with frontage on a street designated on the MS&R Plan shall be designed with sufficient width and depth so that motor vehicles can enter or leave the lot without backing out onto the MS&R street.

2. Lot Width at Street Frontage³⁷

If a lot has street frontage, the lot width at the street frontage shall be of a size sufficient for the purposes of locating motor vehicle and pedestrian access improvements as required by the UDC or Technical Manual.

B. Exceptions³⁸

The following are excepted from the minimum lot size standards of this Article.

NOTE: Section 3.2.10: Residential Density Calculations, is not included because the proposed elimination of the development designator system would make the residential density calculations and examples in this section essentially obsolete. Furthermore, staff indicated that it rarely relies on this section and that calculating residential density is not otherwise a serious problem in the city, further reducing the need to retain this section.

³⁴ Text from LUC Section 3.2.14.3.

³⁷ Text from LUC Section 3.2.14.4

³⁸ Text from LUC Section 3.2.14.2.

1. Parcels that are:
 - a. Exclusively and permanently restricted by plat, deed, or covenant for private use, such as, but not limited to, common areas for parking, recreation, open space, drainage, or detention or retention of stormwater; or
 - b. Dedicated to the public for parks, open space, or other similar public purposes, such as placement of well sites, electrical substations, or other utilities.
2. An existing lot that is less than the minimum lot area required by the applicable zoning district because of a governmental act or condemnation or voluntary transfer of property in lieu of condemnation may be developed if the proposed development on the lot conforms to all other requirements of the UDC.
3. A lot which is less than the minimum lot area required by the applicable zone may be developed with a single-family dwelling when all of the following apply:
 - a. The lot was existing and of record on September 20, 1948, or was legally created under Pima County jurisdiction and of record at the time of annexation;
 - b. The lot is zoned for residential development; and
 - c. The proposed development on the lot conforms to all other standards of this Article.

6.4.3. LOT COVERAGE³⁹

- A. **Purpose**

This Section provides a uniform and consistent method of determining and applying the lot coverage requirements of individual land uses.
- B. **Application**

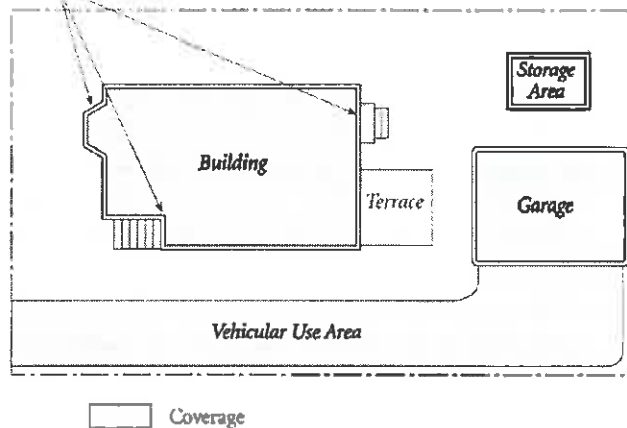
Lot coverage includes the following. (See *Illustration 3.2.9.2.*)

 1. Any area of a building within the outside edges of the exterior walls at ground level (design grade). Any raised extensions of the ground floor, such as bay windows and stairs that are less than six (6) feet above the ground, are considered part of the building's lot coverage.
 2. Vehicular use areas, measured within the outside edges of any area allocated to vehicle use, whether improved or unimproved. To determine the size of an unimproved vehicular use area, the minimum dimensions for parking spaces, access lanes, and pedestrian facilities, as required by the appropriate Development Standard, are used to determine lot coverage.

³⁹ Text from LUC Section 3.2.9 with some revisions. Staff is going to further evaluate the lot coverage criteria for possible simplification, while maintaining the core principle that enclosed buildings, vehicle use areas, and certain other improvements must be included in the lot coverage calculation.

3. Storage areas, measured from outside edge to outside edge of any area allocated to storage use. Storage areas include enclosed or open areas used for storage or display of materials, equipment, refuse, or vehicles.

Include stairs or bay window less than 6 ft above the ground.



C. Exceptions

The following are excluded from the lot coverage calculation to encourage design flexibility and provide for additional amenities.

1. Buildings

Building lot coverage does not include the following areas, provided the areas are located on the ground floor.

- a. Roofed areas, open on at least one (1) side, which provide shelter to exterior areas, such as balconies, entrances, stoops, and terraces, provided they are not used for utilities, maintenance, laundry, storage, or motor vehicle parking.
- b. Any part of a building used for recreational purposes provided the recreation area:
 - (1) Is separated by a wall from nonrecreational areas such as laundry rooms,
 - (2) Is designated for common use by tenants,
 - (3) Is not used by the general public, and
 - (4) Is not within a dwelling unit.
- c. Any outdoor area over an underground building which is either landscaped, used for recreation purposes, or both. The roof of the building can be a maximum of three (3) feet above design grade measured to its highest point.
- d. Roofed interior space which provides a physical connection to the outdoors and natural lighting, either directly or indirectly. In addition, the space:

- (1) Shall not, in whole or in part, be designated as tenant area;
- (2) Shall not have more than fifteen (15) percent of the total area allocated toward corridor space;
- (3) Shall be at least thirty (30) feet wide in any horizontal direction;
- (4) Shall have a minimum floor-to-ceiling height of twenty (20) feet; and
- (5) Shall not be within a dwelling unit.

e. Solar Collectors. Solar collectors, whether part of the principal structure or an accessory structure, are not included in lot coverage calculations.

2. Vehicular Use Areas

Within a vehicular use area, any landscaped area greater than twenty-five (25) square feet is excluded, provided the landscaped area is:

- a. Larger than three (3) feet in width, and
- b. Is curbed to protect it from vehicular traffic.

D. Lot Coverage Calculation

1. The amount of lot coverage per site is not to exceed the lot coverage percentage listed for the proposed land use within the zoning classification of the site.
2. The lot coverage percentage is determined by the total amount of land area that would fall under the lot coverage definition, divided by the total land area of the site.

6.4.4. HEIGHT⁴⁰

A. Measurement of Building

Building height is the vertical distance measured from the design grade elevation to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof, except as follows: (See Figure 6.4.4-A)

1. Historic Preservation Zone (HPZ)

Building height is the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front facade of the principal structure, excluding chimneys, mechanical equipment, and other miscellaneous additions.

2. Airport Environs Zone (AEZ)

Measurement of height for buildings as provided in Section 6.4.4 applies, except where the height may exceed the maximum height standards of Section 5.6.7, *Airport Hazard Districts*, in which case Section 5.6.7 prevails.

3. Scenic Corridor Zone (SCZ)

The vertical distance of a building is measured from design grade, at all points within the building footprint, to the highest point on a roof. Any wall

⁴⁰ Text from LUC Section 3.2.7.

extending above the roof, such as a parapet wall or a fire wall, are considered part of the roof for purposes of measuring height.

4. Hillside Development Zone (HDZ)

See height measurement standards in Section 5.2.7.A, *Building Height*.

B. Measurement of All Other Structures

1. General

The height of all structures, other than buildings, is the vertical distance measured from design grade at the base of the structure at all points along that structure to the top of the structure. For structures within six feet of a property line, the design grade used for measuring height is the lower of the two grades on each side of that property line. Perimeter walls are measured from the base of the wall that faces an adjacent property.

2. Airport Environs Zone (AEZ)

Measurement of height for structures and trees as provided in Section 6.4.4 apply, except where the height may exceed the maximum height standards of Section 5.6.7, *Airport Hazard Districts*, in which case Section 5.6.7 prevails.

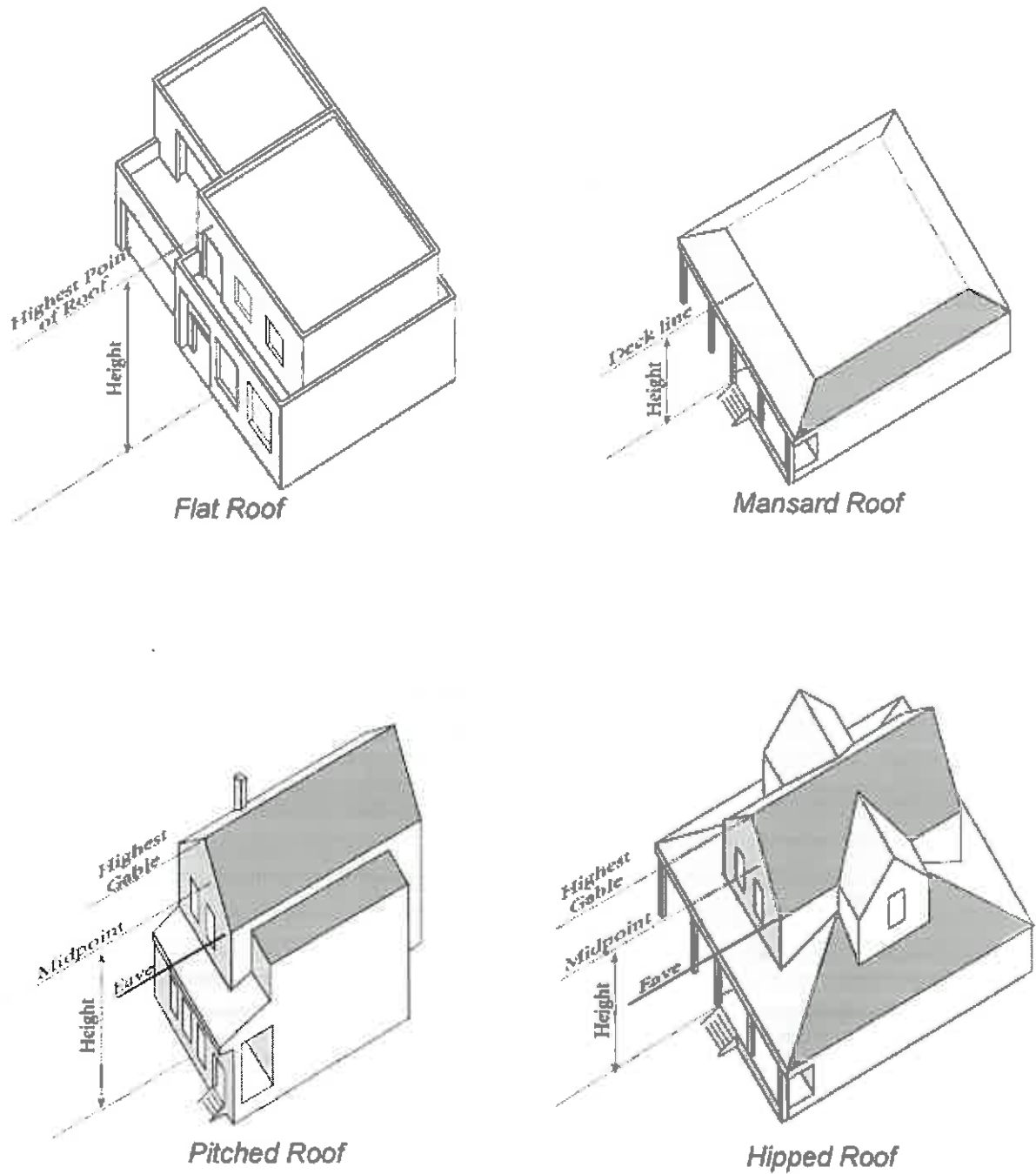


Figure 6.4.4-A: Measurement of Building

C. Height Exceptions

The following structural elements may extend above the maximum allowed height, subject to any limitations listed (See Figure 6.4.5-B):

1. Ornamental Elements

Ornamental elements of the buildings and structures, such as spires, cupolas, belfries, clock towers, and domes, provided that such elements:

- a. Are not for human occupancy; and
- b. Do not exceed ten feet above the allowed structure height, except as follows:
 - (1) Ornamental elements of buildings and structures proposed to exceed ten feet above the allowed structure height are processed in accordance with Section 3.4.3, *Zoning Examiner Special Exception Procedure*. Additionally, the Design Review Board shall review and forward a recommendation to the Zoning Examiner on the proposal. Ornamental elements proposed to exceed ten feet above the permitted height must comply with the following:
 - (a) The ornamental element is an integral part of the building's architecture, and is not for human occupancy;
 - (b) The ornamental elements proposed to exceed ten feet above the allowed structure height shall not be used for signage or;
 - (c) The applicant shall demonstrate how the proposal minimizes impacts to existing land uses by including a view shed analysis and an analysis of the project site grades and adjacent property grades as part of their submittal;
 - (d) Setbacks required for the architectural element will be one foot for each additional foot in height that it exceeds the base allowance of ten feet.

2. Functional Elements

Chimneys, mechanical penthouses, and bulkheads for stairwells, elevator shafts, or skylights, provided that such elements:

- a. Are not for human occupancy;
- b. Do not exceed ten feet above the allowed structure height; and
- c. Do not exceed 25 percent of the total roof area of the building on which they are located.

3. Mechanical and Accessory Equipment

Mechanical equipment, except solar energy equipment, and accessories necessary to the operation or maintenance of the building, provided that such elements:

- a. Do not exceed six feet above the allowed structure height;

- b. Do not exceed 25 percent of the total roof area of the building on which they are located;
 - c. Are concealed by an opaque screen; and
 - d. Are located away from the edge of the building a distance equivalent to the height of the elements.
- 4. **Solar Energy Equipment**
Solar energy equipment, provided that such elements do not exceed the allowable height limits by more than ten feet.
- 5. **Parapet Walls and Safety Railings**
Parapet walls and safety railings, provided they do not exceed the allowable height by more than four feet.
- 6. **Communications Antennae**
Communications antennae not in conjunction with a communications facility, excluding dish antennae greater than three feet in diameter, provided such elements do not exceed the allowable height limits by more than five feet.
- 7. **Dish Antennae**
Dish antennae, greater than three feet in diameter, provided that such elements:
 - a. Do not exceed the allowable height limits by more than ten feet;
 - b. Are located as close to the center of the roof structure as possible;
 - c. Are screened from view, to the maximum extent possible without interfering with reception, from the street frontage of the property at pedestrian level by an opaque screen, such as a parapet wall at the roof's edge; and
 - d. Are located on a building with a structure height greater than 40 feet.
- 8. **Communications Antennae**
Communications antennae, other than those associated with wireless communications, in conjunction with a communications facility do not have a maximum height limitation, provided the antennae are located at least one foot distance for every foot in height measured from all property lines of residentially zoned property.
- 9. **Change of Zoning**
If the Mayor and Council authorize a rezoning of a property and a building(s) exists on the property that exceeds the maximum required height for the proposed land use, the existing buildings shall be considered conforming. This exception applies only to buildings existing at the time of authorization, except as provided by Section 6.4.5.C.10 below.
- 10. **Historic Preservation Zone (HPZ)**
New construction in a Historic Preservation Zone (HPZ) may exceed the height standards of the zone if additional height is needed to be compatible with

the height of other buildings within the development zone as determined by the Planning and Development Services Department Director.

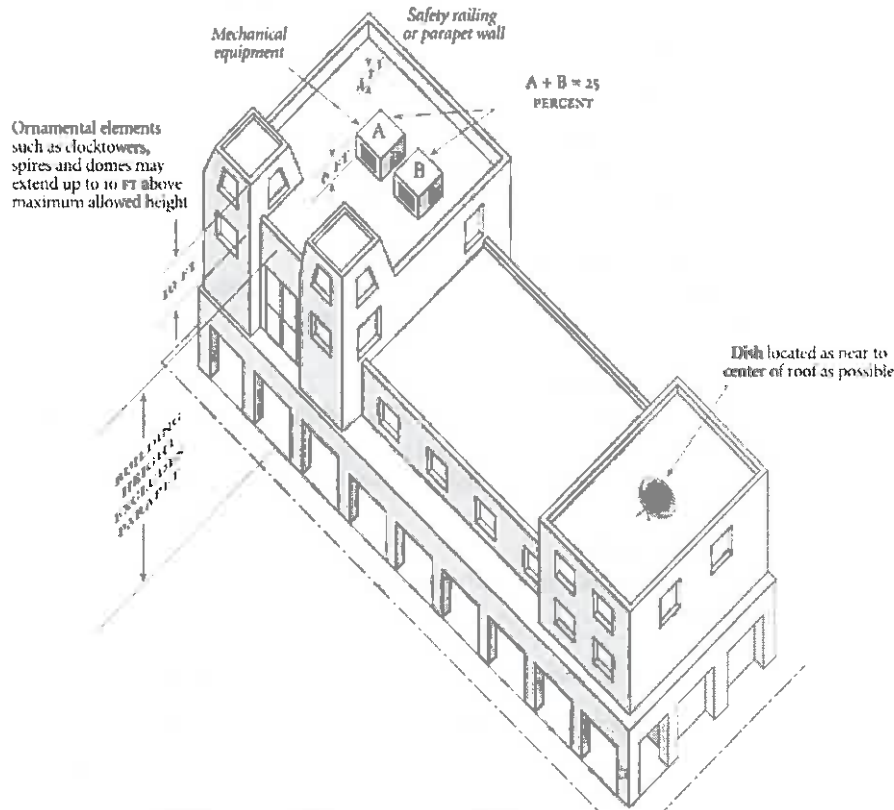


Figure 6.4.4-B: Exceptions to Height Limit

6.4.5. PERIMETER YARDS

A. Application

A perimeter yard is required in accordance with the applicable zone as provided in Tables 6.3-1 through 6.3-7. The minimum required width of the perimeter yard for each development is based on the zoning classification of the adjacent parcel(s) along each individual lot line.

B. Measurement⁴¹

1. The width of the perimeter yard is the distance measured horizontally from a specified point to the face of each exterior building wall at the wall's highest point. The specified point is the property line when it is an interior property line. Along a street property line, the specified point is described in Section 6.4.5.C, *Street Perimeter Yard*.
2. A vertical structural member(s) (i.e., post, column, dormer wall) supporting a roof extension from the principal structure is considered a wall for applying perimeter yard requirements.

⁴¹ Text from LUC Section 3.2.6.3.

3. The perimeter yard may have different widths at various points along the same property line, because the perimeter yard width is measured to the face of each vertical exterior surface of the building.
4. On cul-de-sac and eyebrow front lots, the minimum street yard depth may be measured from a straight line drawn between the front lot corners, rather than measured directly from the curved front property line, except as provided in Section 6.4.5.C.2. In no case, however, shall the minimum street yard be reduced in excess of 50 percent by this alternative measurement. (See Figure 6.4.4-A.)
5. Where an unbroken section of a wall or a building is not parallel with the lot line, the required perimeter yard may be applied to the average width; however, such perimeter yard shall not be narrower at any point than half the required width, nor narrower at any point than three feet. (See Figure 6.4.4-A.)

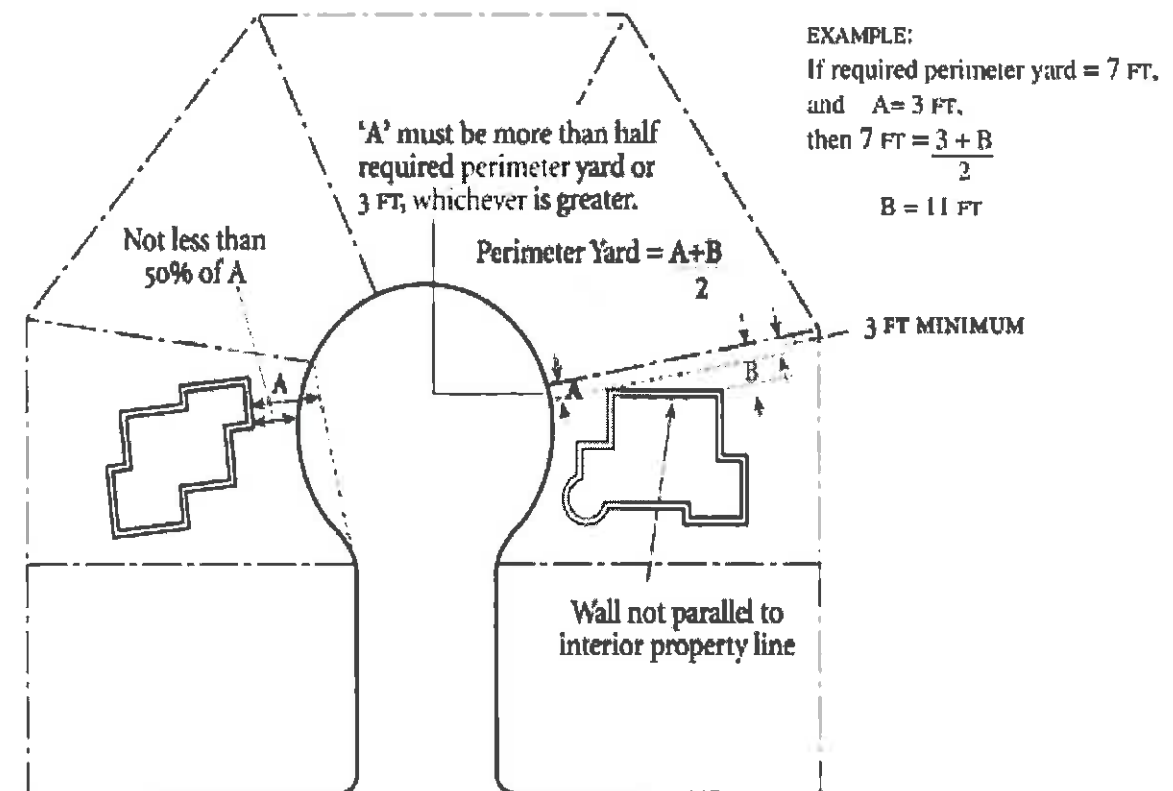


Figure 6.4.5.B-1: Eyebrow front yards and non-parallel walls

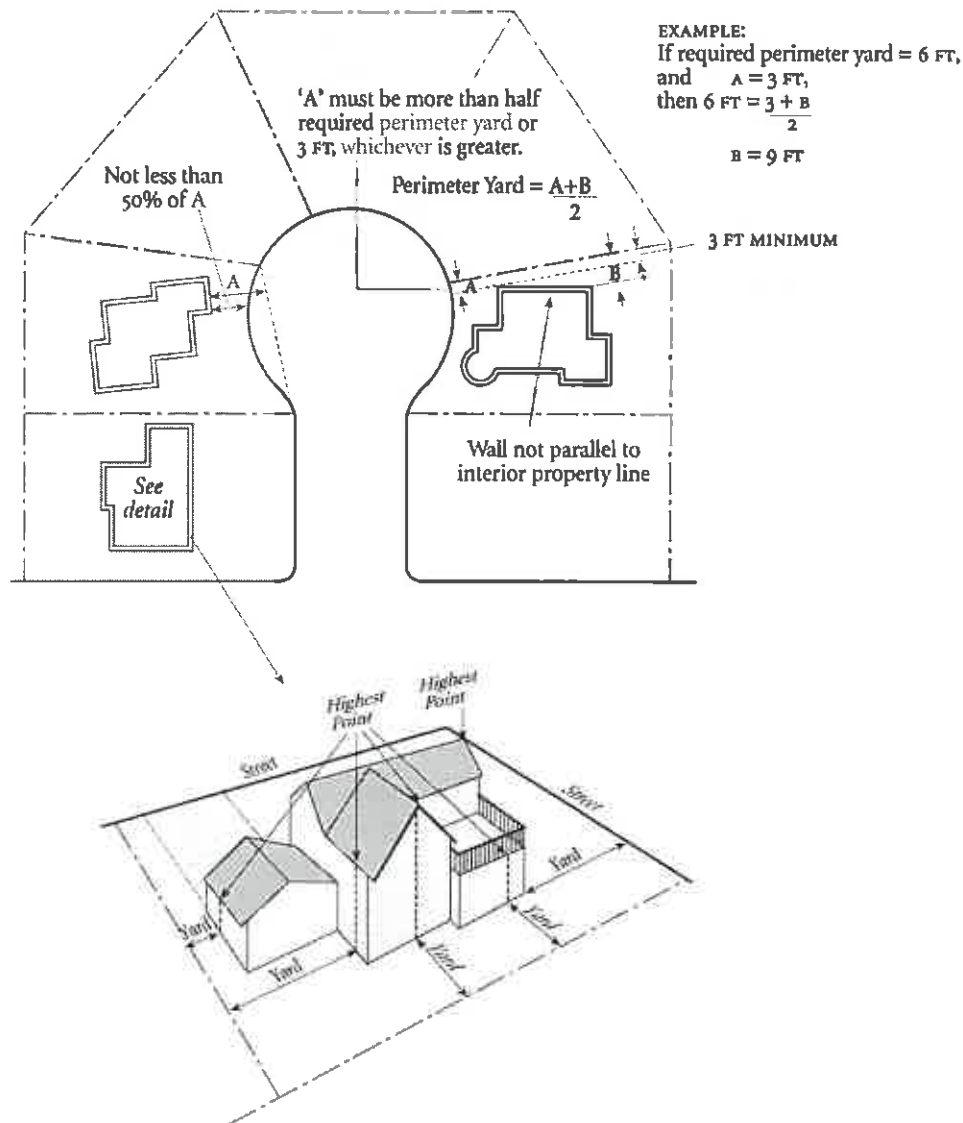


Figure 6.4.5.B-2: Perimeter Yard Measurement

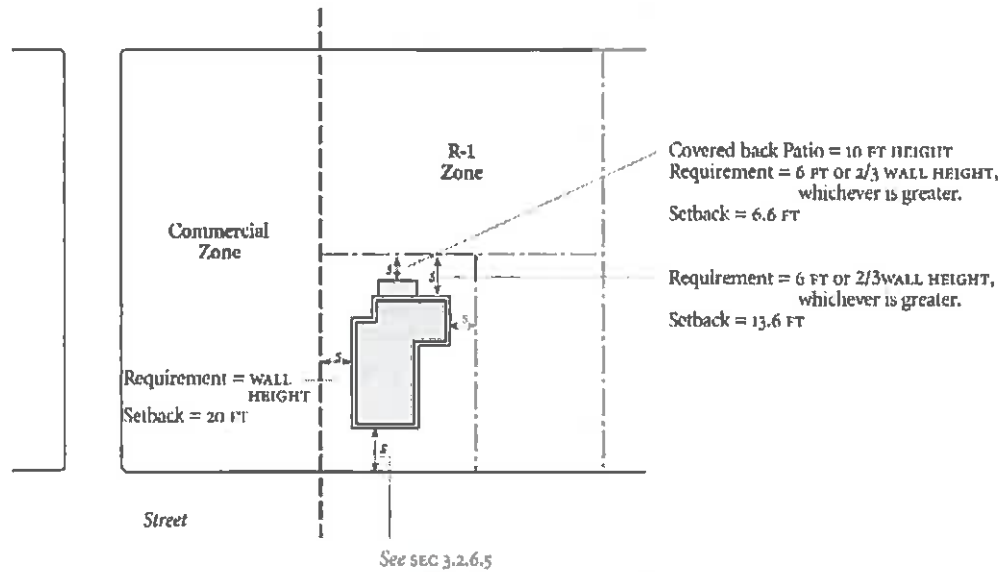


Figure 6.4.5.B-3: Example of Perimeter Yard (Wall Height = 20')

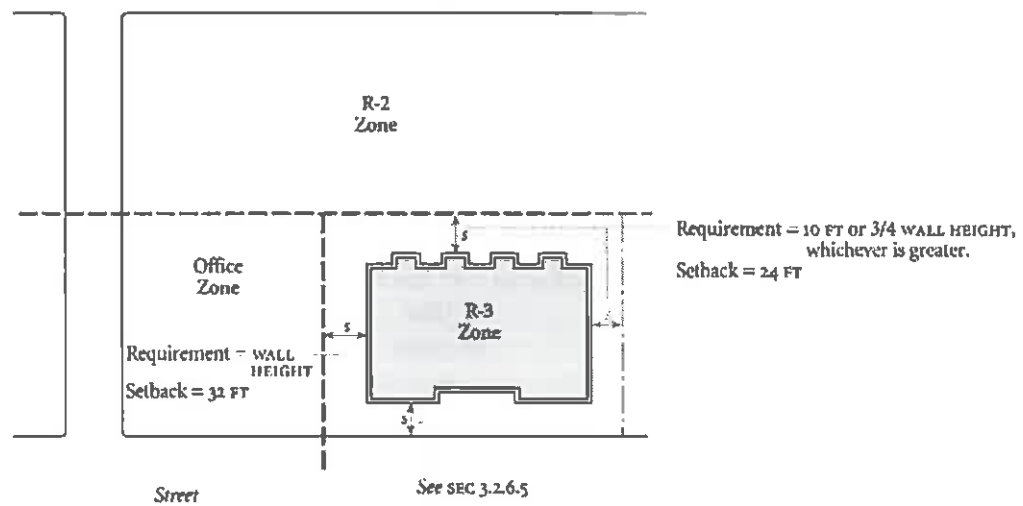


Figure 6.4.5.B-4: Example of Perimeter Yard (Wall Height = 32')

C. Street Perimeter Yard

The street perimeter yard width is determined as provided below or unless special zoning requirements dictate a greater distance or different point of measurement.

1. Established Areas

- a. Within established areas, the minimum required front street perimeter yard is twenty (20) feet or one and one-half (1 1/2) the height of the proposed wall (H), measured from the street property line, whichever is greater, up to a maximum of ninety (90) feet.
- b. Where a lot abuts more than one (1) street, the owner chooses which street lot line is the front lot line. From other than the front lot line, the street perimeter yard is ten (10) feet.

2. Developing Areas

Within developing areas, the minimum required perimeter yard is determined by the type of building proposed and the projected average daily traffic (ADT) of the street and is required as follows:

a. All Buildings Except Carports and Garages in Single-Family and Duplex Development

A minimum perimeter yard is required between a building and an adjacent street as determined in Table 6.4.5.C-1, except setbacks for carports and garages in single-family and duplex development, which are determined in Section 6.4.5.C.2.b. The setback is based on the projected street ADT. Of the two (2) or more setback distances listed in Table 6.4.5.C-1 for each ADT range, the building setback which provides the greatest distance from the street is required. (See Illustration 6.4.5.C.2.a)

TABLE 6.4.5.C-1		
PERIMETER YARD BY STREET ADT¹		
ADT of 140 or less	ADT over 140 but less than 1,000	ADT of 1,000 or greater
5 feet ² or 1/2 H ² or 1 foot ³	21 feet ⁴ or H ⁴	21 feet ² or H ²

H = The height of the proposed exterior building wall.

¹In all circumstances, the greater setback resulting from the alternate measurement is required.

²The setback is measured from the back of existing curb or future curb location.

³The setback is measured from the property line or from the nearest edge of the sidewalk or future sidewalk location.

⁴The setback is measured from the outside edge of the nearest adjacent travel lane.

b. Carports and Garages in Single-Family and Duplex Development

For carports, garages, or similar parking structures in single-family or duplex residential development on individual lots, a minimum perimeter yard is required using one of the following alternatives (See Figures 6.4.5.C-1 and 2):

- (1) A minimum setback of nineteen (19) feet from the back of sidewalk to allow sufficient space for a motor vehicle to be parked in front of the carport or garage is required as follows:
 - (a) Eighteen (18) feet (the length of a standard parking space) must be provided in front of the carport or garage and measured so that the full eighteen (18) foot parking space is available for parking on-site; and,
 - (b) The eighteen (18) foot parking space shall be no closer than one (1) foot from back of sidewalk of the street from which access is gained.
 - (c) Modifications to the structural setback and parking space length requirements of this Section for carports only in single-family and duplex development may be granted in accordance with Section 3.11.1, *Design Development Option*.⁴²
- (2) A minimum setback of one (1) foot from the back of sidewalk of the street from which access is gained, is required if all of the following apply:
 - (a) The street from which access is provided has a projected ADT of one hundred forty (140) vehicle trips or less;
 - (b) The setback is measured so that the parking structure and the parking space within that structure are located completely on-site and do not encroach into the one (1) foot setback; and,
 - (c) The distance between the street pavement edge and the parking structure is eight (8) feet or less. The purpose of this requirement is to discourage motor vehicle tandem parking that would block the pedestrian area or overhang onto the roadway.
- c. When the setback is measured from the nearest edge of sidewalk, back of sidewalk, or future sidewalk, and there is no existing or proposed sidewalk, the nearest edge of the pedestrian and utility area adjacent to the street's roadway is used as the point of measurement for the setback. The location and width requirements for pedestrian and utility areas are found in the Section 7, *Pedestrian Access*, of the Technical Standards Manual.
- d. Developing area setbacks shall not be less than the minimum width of the landscaping requirements of Section 7.6.4.C, *Landscape Borders*.

⁴² Staff and the Board of Adjustment recommend revising the code to allow modifications for carports to be processed as a DDO rather than a variance.

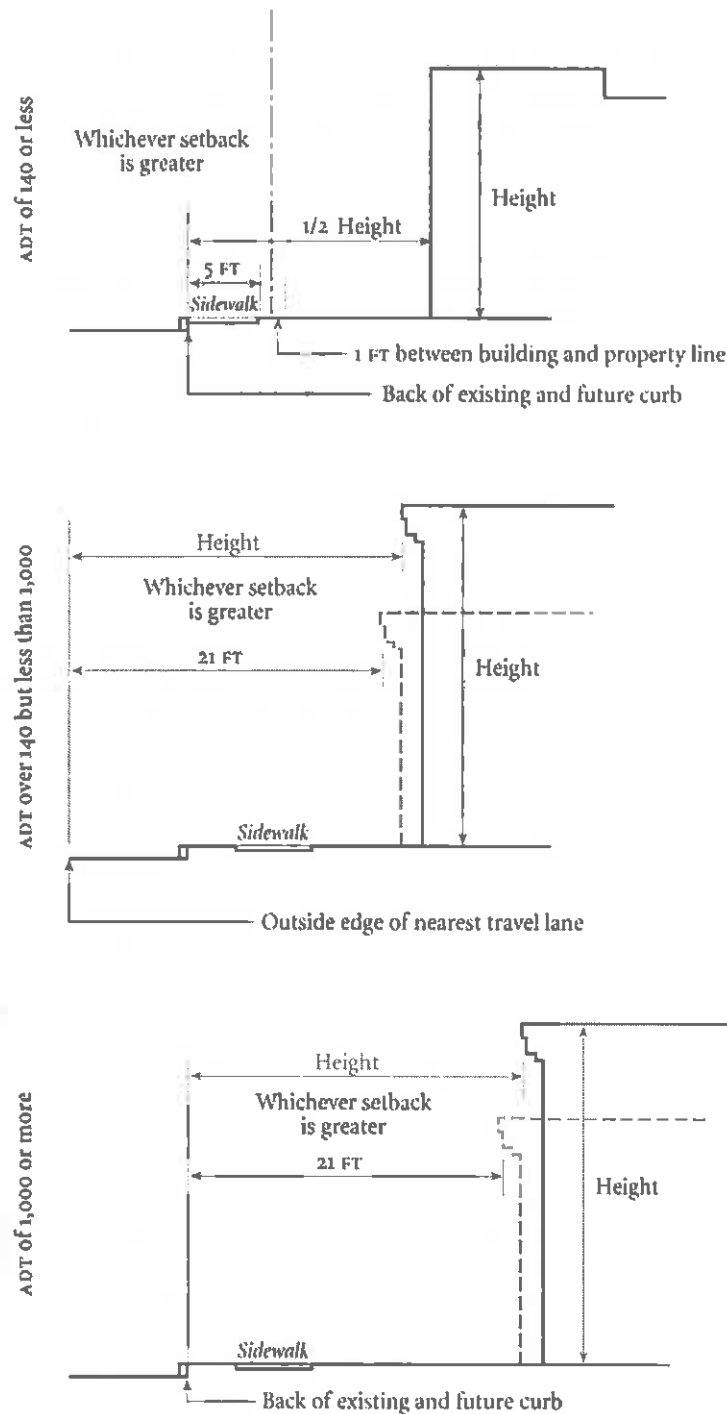
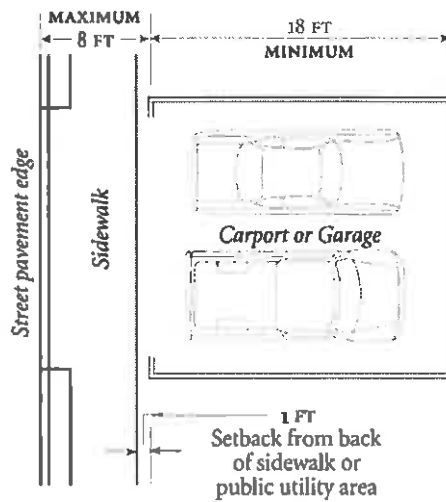


Figure 6.4.5.C-1: Building Setbacks in Developing Areas

Setback on street with 140 ADT or less



Setback on street with ADT more than 140

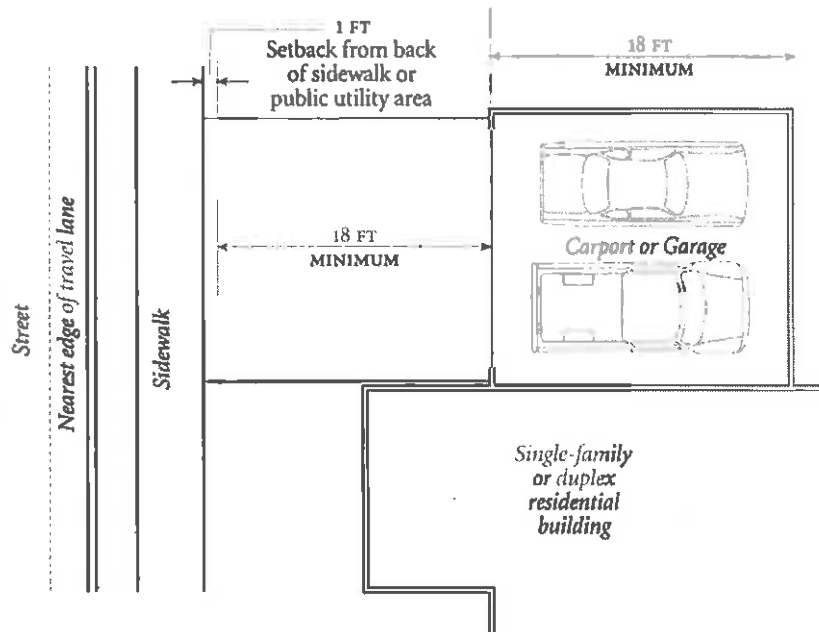


Figure 6.4.5.C-2: Carport and Garage Setback for Single-Family and Duplex Development in Developing Areas

D. Exceptions⁴³

Encroachment into the required perimeter yard is allowed as follows:

1. Interior Property Lines

Along interior property lines, the following may extend two feet into the perimeter yard, provided the side or rear yard is not reduced to less than three feet:

- a. Chimney;
- b. Roof overhang; or,
- c. Bay window.

2. Street Property Lines

Along street property lines, the following may extend into the required width as provided below.

- a. Within established areas, the following may extend two feet into the required street yard:
 - (1) Chimney;
 - (2) Roof overhang;
 - (3) Stairs;
 - (4) Bay window; or,
 - (5) Open structures.
- b. On any corner lot, no fence, structure, object, or planting shall be erected or maintained to interfere with the sight visibility triangle provisions set forth in the Technical Manual.

3. Structures within Front Yards

- a. Architectural features that are part of a solar energy system may project up to four feet into required perimeter yards. Such architectural features include, but are not limited to, overhangs, moveable insulating walls and roofs, detached solar collectors, reflectors, and piping.
- b. A wall or fence not over six feet high may be erected within the limits of a perimeter yard.

4. Adjacency to Certain Nonresidential Uses in Residential Zones ⁴⁴

For projects in a nonresidential zone adjacent to a residential zone, the perimeter yard may be modified to equal the nonresidential use adjacent to nonresidential zone perimeter yard standard for the project's zone based upon a finding by the Zoning Administrator that one of the following applies:

⁴³ Text from LUC Section 3.2.6.6.

⁴⁴ The "Adjacency to Certain Nonresidential Uses in Residential Zones" is a proposed addition to the Perimeter Yard Exceptions section. This exception is consistent with recent Zoning Administrator determinations and is consistent with one of the objectives of the project to incorporate those determinations that have citywide application into the UDC.

- a. The adjacent residential zone is a:
 - (1) Governmental use;
 - (2) Right-of-way; or,
 - (3) Easement dedicated for floodplain, drainage, or utility easement.
- b. For annexed properties only, the adjacent residential zone is used for commercial, industrial, storage, utility, or warehousing purposes at the time of annexation.

6.5. PRINCIPAL LAND USE⁴⁵

6.5.1. ONE OR MORE PRINCIPAL USES, SEPARATE PROJECTS

One or more principal uses conducted as separate projects on a parcel is considered individually in determining the respective Land Use Classes and dimensional standards

6.5.2. TWO OR MORE PRINCIPAL USES, SAME PROJECT

Two or more principal uses conducted as a single project, which integrates elements of the various uses, such as, but not limited to, vehicular parking, vehicular and pedestrian access, refuse collection, and loading services, as common use among the various uses in the project, shall have dimensional standards applied as follows:

A. Two or More Uses, Same Dimensional Standards

On projects with two or more uses that have the same dimensional standards, the dimensional standard requirements shall be applied on the site as if there were only one use.

B. Two or More Uses, Different Dimensional Standards

Projects without a residential component shall calculate the residential density (RAC), setbacks and the minimum lot size standards separately for the residential use. All other uses shall use the dimensional standards of the principal use having the least restrictive dimensional standards.

6.6. ACCESSORY USES AND STRUCTURES⁴⁶

Accessory uses and buildings shall be permitted in all zoning districts.⁴⁷ Those land uses and buildings associated with and incidental to a principal building shall be accessory and subject to the provisions described below.

6.6.1. ACCESSORY USES

In all zones, an accessory use shall comply with the following:

⁴⁵ Text from LUC Section 3.2.2.1 and 3.2.2.2.

⁴⁶ Text from LUC Section 3.2.5.

⁴⁷ We added this language to replace the language repeated in nearly every district in Art. II, Div. 2 that states: "Land uses accessory to the Permitted Land Use and Secondary Land Use are allowed, subject to compliance with Section 3.2.5." We assume that accessory uses are, in fact, allowed in all zoning districts. Since this section includes all of current Section 3.2.5, the need to comply with this section needs to be mentioned only once.

- A. The use shall be incidental to the principal use and is located on the same parcel as the principal use;
- B. The use shall be intended for the occupants, residents, customers, employees, or guests of the principal use;
- C. The use shall not substantially alter the exterior appearance or character of the principal use or building to which it is incidental; and,
- D. Animals may be kept for personal use in all zones subject to Tucson Code, Chapter 4, and any applicable health regulations.
- E. **Medical Marijuana Designated Caregiver Cultivation Location⁴⁸**
 - 1. A designated caregiver may cultivate at their residence for a single qualifying patient subject to compliance with § A.R.S. 36-2806.01.
 - 2. All conditions and restrictions for medical marijuana dispensary off-site cultivation locations apply except that the designated caregiver cultivation location cultivation area is limited to a total 250 square feet maximum, including any storage areas.
 - 3. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed 250 square feet maximum, including storage areas.
- F. **Medical Marijuana Qualifying Patient Cultivation Location⁴⁹**
 - 1. A qualifying patient may cultivate at their place of residence subject to compliance with A.R.S. § 36-2806.01.
 - 2. A qualifying patient, cultivating marijuana, shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

6.6.2. ACCESSORY BUILDINGS AND STRUCTURES

In all zones, the buildings used for accessory uses shall comply with the following:

- A. An accessory building shall be built only on a lot occupied by a principal building or use;
- B. An accessory building shall be developed in accordance with the dimensional standards of the principal land use, except as provided by this section and, when applicable, Section 6.6.3, *Specifically within Residential Zones*, below;
- C. An accessory structure that exceeds the allowable height of a wall within a perimeter yard and is detached from a principal structure shall comply with the perimeter yard width standards of the principal structure, except that the accessory structure may be built to a parcel line with the consent of the adjoining or, when separated by an alley, adjacent property owner(s);

⁴⁸ Text from LUC Section 3.5.9.8.C. This provision is currently included in the LUC among the performance criteria for the other medical marijuana-related uses. Staff recommends relocating these criteria here in the accessory use section where it is more appropriate and visible.

⁴⁹ Text from LUC Section 3.5.9.8.D. This provision is currently included in the LUC among the performance criteria for the other medical marijuana-related uses. Staff recommends relocating these criteria here in the accessory use section where it is more appropriate and visible.

- D. Accessory structures, such as light poles, flagpoles, and other tall and narrow structures that are similar, shall be exempt from the setback requirement.⁵⁰ Amateur radio towers are exempt from the setback requirement and are allowed to a maximum height of 100 feet;
- E. An accessory building, except for a stable or enclosure for animals, may be attached to a principal building, provided that its construction complies with the development requirements of the principal building;
- F. The use of solar energy collectors for the purpose of providing energy for heating or cooling shall be permitted in all zones, whether as part of a principal building or as an accessory building. Such solar collection devices shall not be included in computing lot coverage;
- G. This section is not intended to apply to buildings of five feet or less in height and ten square feet or less in area, such as doghouses or refuse container enclosures, or to play equipment;
- H. All structures for animals shall be set back at least 50 feet from all property lines, except corrals that shall be set back ten feet from all property lines;
- I. The maximum height of a wall or fence within a perimeter yard shall be six feet; however, the wall or fence may be higher than six feet, but no higher than ten feet, if:
(See Illustration 6.61-A.)
 - 1. At least 75 percent of the area above six feet in height is left unobstructed and open through the use of architectural elements, such as arches, columns, or wrought iron;
 - 2. Part of, or located on top of, a retaining wall no higher than ten feet measured from design grade and no higher than six feet measured from the top of the retaining portion of the wall;
 - 3. A greater height is required through the rezoning process or the special exception land use process; or
 - 4. A greater height is required by a specific UDC standard.
- J. In nonresidential zones, walls or fences, as permitted in Section 6.7.2.I above, may exceed the height standards, provided the wall or fence complies with side and rear yard standards applicable to buildings on the site.

⁵⁰ This general exception, which is currently the last sentence of the previous provision, was made a separate standard because it is important and should be more prominently located for the reader.

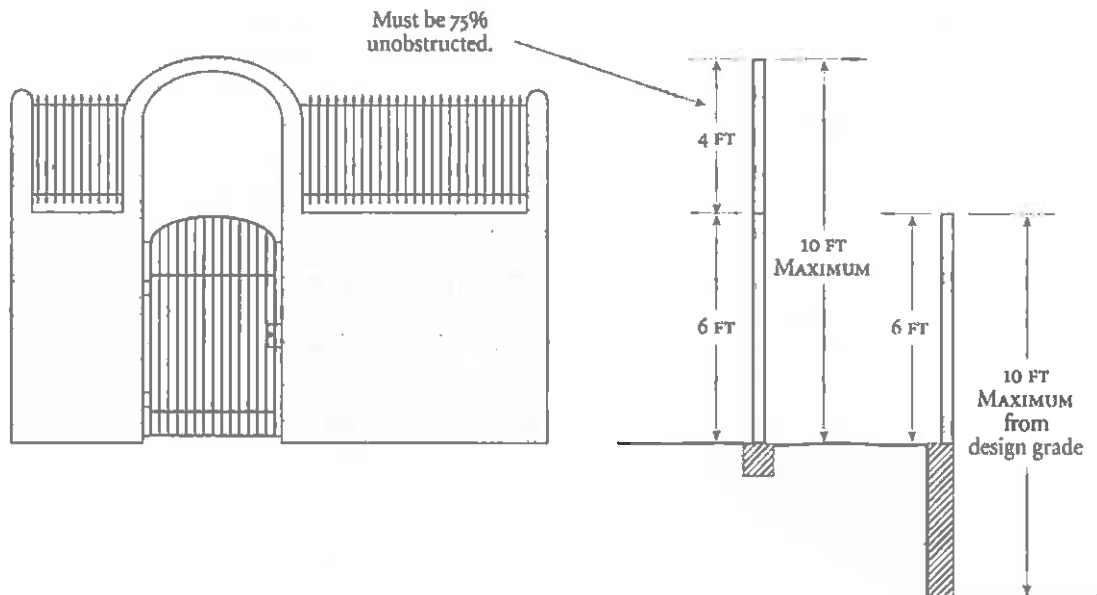


Figure 6.6.1-A: Height of Wall or Fence within a Side or Rear Setback

6.6.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES

The buildings used for an accessory use within a residential zone shall comply with the following:

- A. An accessory building shall not be a dwelling unit but may be a building that is used as sleeping quarters by the residents of the dwelling unit in accordance with Sections 6.6.1.A and .B. The sleeping quarters may include bedrooms, bathrooms, and a sitting room, provided the building complies with Section 6.6.1.C and is not the dominant use of the property;
- B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls;
- C. Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure;
- D. Accessory structures shall have a side and rear setback of seven feet and a street setback of 20 feet or the setback of the existing primary use⁵¹; and,
- E. The total gross floor area (gfa) of all accessory structures shall not exceed 50 percent of the gfa of the principal structure.⁵² Accessory structures less than 200 square feet gfa are exempt from this requirement.

⁵¹ Text added per staff direction.

⁵² The restriction on the total gross floor area of accessory structures is a Zoning Administrator determination that is proposed for inclusion in Article 6.

6.6.4. SPECIFICALLY WITHIN NONRESIDENTIAL ZONES

The building used for an accessory use within a nonresidential zone shall comply with the following:

- A. An accessory building shall not be occupied as a dwelling, except as a caretaker's facility;
- B. The area of a site occupied by an accessory use or building shall be included as part of the lot coverage calculation; and,
- C. The structure used for an accessory use within a nonresidential zone shall comply with dimensional standards of the principal structure.⁵³

⁵³ This provision clarifies the current provision which states that "[a]ccessory structures shall not exceed the height limitation of the principal structure." As required by Section 6.7.2.B, an accessory use must comply with the standards applicable to the principal use.

